



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

Mayor Pro-Tem/Commissioner – Pamala Harrison-Bivins – Seat 2

Robby Strickland – Seat 3

Don C. Clark – Seat 4

Julian Green – Seat 5

Bill Ed Cannon – City Manager

AGENDA

REGULAR MEETING

APRIL 14, 2014 - 7:00 PM

City Hall Commission Chamber
100 N Main Street

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105A - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

1. CALL TO ORDER:

- INVOCATION
- FLAG SALUTE
- PLEASE TURN OFF ALL CELL PHONES AND PAGERS

2. CONSENT AGENDA/INFORMATIONAL ITEMS

(A consent agenda may be presented by the Mayor at the beginning of a meeting. Items may be removed from the consent agenda on the request of any one Commissioner. Items not removed may be adopted by general consent without debate. Removed items may be either taken up immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)

- a. Minutes for Approval: February 24, 2014, Regular Meeting; March 24, 2014, Regular Meeting
- b. Bills for Approval
- c. SP 1402-02. Oxford Oaks Phase 2 – Improvement Plan (PLAT). Improvement Plan approval for Phase 2 of Oxford Oaks consisting of a 295 unit residential subdivision with related improvements. Based on favorable recommendation from the Special Magistrate (Staff Recommends Approval).
- d. SP 1402-03. Baltic Oxford Commercial Office. Site Plan approval for utilities, paved entrance, driveway, and four (4) parking spaces to utilize an existing structure as a commercial office. Based on favorable recommendation from the Special Magistrate (Staff Recommends Approval).
- e. SP 1402-07. Piedmont Goodwill Store. Site Plan approval demolition of existing residential structures and concrete; and to construct a 26,568 sq. ft. Goodwill Store adjacent to the Walmart of C-466. Based on favorable recommendation from the Special Magistrate

(Staff Recommends Approval).

3. **PRESENTATIONS AND/OR PROCLAMATIONS**

- a. Proclamation and the Pledge of Civility for the Month of May

4. **PUBLIC HEARINGS – Timed -**

Quasi-judicial Items

5. **PUBLIC FORUM – 10 minute time limit**

6. **ORDINANCES FIRST READING ONLY (NO VOTE)**

- a. **ORDINANCE NO. O2014-13.** *AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY WALTER X. AND NORMA G. NOVILLO; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.* This Ordinance establishes the Novillo Planned Development to allow for a mixed use planned development (MUPD) overlay on property zoned ECNMU-7 (Employment Center Neighborhood Mixed Use – 7 units per acre) for 96 residential apartment units (single owner) with a 3,500 sq. ft. recreation center and pool; and 35,000 sq. ft. of commercial offices space, with related improvements and infrastructure . (Attachments: Staff Recommends Approval).

- b. **ORDINANCE NO. O2014-18.** *AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING ORDINANCE O2012-07 CONCERNING THE TRAILWINDS VILLAGE PLANNED DEVELOPMENT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.* This Ordinance modifies the approved planned development ordinance for Trailwinds Villages to allow for 450 residential units (296 Independent Living Facility Units and 461 Assisted Living Beds), 400,000 sq. ft. commercial retail and 200,000 sq. ft. of commercial office under the new designation as a Regional Activity Center (RAC). (Attachments: Staff Recommends Approval).

- c. **ORDINANCE NO. O2014-23.** *AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING SECTION 3.16 MOBILE HOME PARKS, SECTION 5.5 IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS, SECTION 5.6 FINAL PLAT SUBMITTAL REQUIREMENTS, SUBSECTION 6.2(C) POTABLE WATER SYSTEM DESIGN, AND SECTION 8.2 PLANNED DEVELOPMENTS, OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, FLORIDA; PERTAINING TO MOBILE HOME PARK PERIMETER SETBACKS, PERFORMANCE BOND REQUIREMENT TIMING DURING THE SUBDIVISION PROCESS, UNIFORM STANDARDS FOR THE PAINTING OF FIRE HYDRANTS IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 291, “RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS,” 2013 EDITION, AND PLANNED DEVELOPMENT PROCEDURES FOR THE HEARING OF PLANNED DEVELOPMENT CASES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.* This Ordinance modifies the Land Development Regulations (LDRs) to clarify certain perimeter setback requirements for mobile home parks, performance bond requirements, technical standards for fire hydrants, and procedures for the review of planned developments. (Attachments: Staff Recommends Approval).

- d. **ORDINANCE NO. O2014-24.** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING AND/OR SUPPLEMENTING CHAPTER 11 LICENSES AND BUSINESS REGULATIONS OF THE CODE OF ORDINANCES SECTION 11-14 ISSUANCE OF PERMITS FOR TEMPORARY USES AND SPECIAL PERMITS BY AMENDING SUBSECTIONS (a)(2) THROUGH (a)(4) AS FOLLOWS; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.* This Ordinance modifies issuance requirements for Special Event Permits in the Code of Ordinances (and removes the same from the Land Development Regulations [LDRs]) to clarify prerequisites and restrictions on Special Event Permits. (Attachments: Staff Recommends Approval).

7. RESOLUTIONS FOR APPROVAL

- a. Resolution R2014-08 – *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD DETERMINING THAT CERTAIN PORTION OF UTILITY EASEMENT IS ERRONEOUS; DETERMINING THAT SAID EASEMENT SHOULD BE RELEASED AND REMOVED IN A MANNER TO FURTHER THE PUBLIC INTEREST; PROVIDING FOR AN EFFECTIVE DATE.* This Resolution rectifies an erroneous Easement within the Oxford Oaks property by executing a Release of Easement and Quit Claim Deed. (Attachments: Staff Recommends Approval)
- b. Resolution R2014-09 – *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ESTABLISHING A CITIZENS ADVISORY COMMITTEE; APPOINTING MEMBERS TO IT; PROVIDING FOR TERMS; PROVIDING FOR AN EFFECTIVE DATE.* This Resolution establishes a Citizen’s Advisory Committee and appoints 5 members with 1 year terms. (Attachments: Staff Recommends Approval).
- c. Resolution R2014-10 - *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ESTABLISHING THE PROCESS AND SCHEDULE FOR THE CREATION OF VOTING DISTRICTS; PROVIDING FOR CITIZEN PARTICIPATION AND INPUT IN THE PROCESS.* (Attachments – Process and Schedule: Staff Recommends Approval).
- d. Resolution R2014-11 - *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD; AUTHORIZING THE CITY ATTORNEY TO SEEK PERMISSION FROM SPECIAL MAGISTRATE TO FORECLOSE ON UNRESOLVED CODE ENFORCEMENT CASES CONCERNING UNSAFE RESIDENTIAL STRUCTURES.* (Attachments: Staff Recommends Approval)

8. FINANCIAL & CONTRACTS & AGREEMENTS

- a. Utilities Department Requests Approval to replace Vehicle U2 due to accident. (Attachments: Staff Recommends Approval)
- b. Police Department Requests Approval for funds donated by ADT Security to the Wildwood Police Department to be used for a Security Card Entry System. (Attachments: Staff Recommends Approval)

9. GENERAL ITEMS FOR CONSIDERATION/DISCUSSION and OTHER BUSINESS

- a. Relocation of Public Works Department. (Attachment: Board Option)
- b. Employee Application for Tuition Reimbursement. (Attachment: Board Option)

10. APPOINTMENTS

11. **CITY MANAGER REPORTS**
12. **CITY ATTORNEY REPORTS**
13. **CITY CLERK REPORTS**
14. **OTHER DEPARTMENT REPORTS**
 - a. Development Services – Update on development in the City of Wildwood. (Informational Item)
15. **COMMISSION MEMBERS REPORTS**
16. **ADJOURNMENT**

IMPORTANT DATES (No Attachments)

- a. April 14, 2014, Commission Meeting 7:00 p.m.
- b. April 19, 2014, Easter Egg-Stravaganza
- c. April 25, 2014, Arbor Day Celebration
- d. April 28, 2014, Commission Meeting 7:00 p.m.
- e. May 10, 2014, National Association of Letter Carriers (NALC) “Stamp Out Hunger” annual food drive.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
FEBRUARY 24, 2014 - 7:00 PM
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood, Florida met in Regular session February 24, 2014 at 7:00 p.m.

Present were: Mayor Wolf, Commissioners Bivins, Clark, Strickland and Green. Also present were: City Manager Cannon, City Clerk Jacobs, Assistant City Clerk Roberts, Lieutenant Olbek, City Attorney Hunt, Public Works Director Kornegay, Utility Director Phillips, Development Services Director Peavy, Assistant City Manager/Strategic Planner McHugh.

1. CALL TO ORDER:
The meeting was called to Order followed by an invocation and Pledge of Allegiance to the American Flag.

2. CONSENT AGENDA/INFORMATIONAL ITEMS
(A consent agenda may be presented by the Mayor at the beginning of a meeting. Items may be removed from the consent agenda on the request of any one Commissioner. Items not removed may be adopted by general consent without debate. Removed items may be either taken up immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)

- a. Minutes: Special Called Meeting 12-26-13
- b. Bills for Approval
- c. SP 1312-03. Alden Bungalows – FINAL PLAT. Final Plat approval for a 180 unit residential subdivision with related improvements within The Villages of Wildwood at Brownwood. (Staff Recommends Approval).

Motion by Commissioner Bivins, second by Commissioner Green to approve the items on the Consent Agenda. Motion carried by unanimous vote.

3. PRESENTATIONS AND/OR PROCLAMATIONS - None

4. PUBLIC HEARINGS – Timed -
Quasi-judicial Items

DSD Peavy sworn in.

a. ORDINANCE NO. O2014-08. Second final reading. *AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; PROPOSING A SMALL SCALE FUTURE LAND USE MAP MENDMENT TO THE ADOPTED LOCAL COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.* This Ordinance changes the Future Land Use Map designation of parcel G08=023 totaling 0.41 acres from County “Rural Residential” to City “Commercial” (Attachments: Staff Recommends Approval).

Ordinance No. O2014-08 was introduced and read by title only on second final reading. Public Hearing opened. No comments received.

Motion by Commissioner Strickland, second by Commissioner Bivins that O2014-08 be adopted on second final reading. *AN ORDINANCE OF THE CITY OF WILDWOOD*

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FLORIDA; PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED LOCAL COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. Motion carried by unanimous vote.

- b. ORDINANCE NO. O2014-09. Second final reading. *AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.* This Ordinance changes the Zoning Map designation of parcel G08=023 totaling 0.41 acres from County "R2C" to City "C-2: General Commercial - Neighborhood" (Attachments: Staff Recommends Approval).

Ordinance No. O2014-09 was introduced and read by title only on second final reading. Public Hearing opened. No comments received.

Motion by Commissioner Bivins, second by Commissioner Strickland that O2014-09 be adopted on second final reading. *AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.* Motion carried by unanimous vote.

- c. ORDINANCE NO. O2014-12; Second final reading. *AN ORDINANCE OF THE CITY OF WILDWOOD AMENDING CERTAIN PROVISIONS IN ORDINANCE NUMBER O2013-24; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.* This Ordinance is a revision to the Oxford Oaks Planned Development Ordinance O2013-24, adding twenty-one (21) single family homes to the original 247 units for a total of 268 units in Phase 1 (total of 563 residential units) with related improvements, pursuant to section 8.6 of the Land Development Regulations; for certain property within the City of Wildwood, owned by Mid Florida Properties, LLC based on a favorable recommendation by the Planning & Zoning Board/Special Magistrate, case RZ 1305-02 (Attachments - Staff Recommends Approval).

Ordinance No. O2014-12 was introduced and read by title only on second final reading. Public Hearing opened. No comments received.

Motion by Commissioner Clark, second by Commissioner Bivins that O2014-12 be adopted on second final reading. *AN ORDINANCE OF THE CITY OF WILDWOOD AMENDING CERTAIN PROVISIONS IN ORDINANCE NUMBER O2013-24; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.* Motion carried by unanimous vote.

- d. ORDINANCE NO. O2014-15. Second final reading. *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.31 ACRES BEING*

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GENERALLY LOCATED ON THE SOUTH SIDE OF C-466 AND EAST OF NE 36TH STREET; IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE. This Ordinance annexes Parcel D18=085 totaling 0.31 acres. This property is contiguous to the City, located in the Joint Planning Area with Sumter County, and meets all legal requirements for annexation (Attachments: Staff Recommends Approval).

Ordinance No. O2014-15 was introduced and read by title only on second final reading. Public Hearing opened. No comments received.

Motion by Commissioner Strickland, second by Commissioner Green that O2014-15 be adopted on second final reading. *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.31 ACRES BEING GENERALLY LOCATED ON THE SOUTH SIDE OF C-466 AND EAST OF NE 36TH STREET; IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.* Motion carried by unanimous vote.

- e. (1) CDBG Public Hearing. The City of Wildwood is considering applying to the Florida Department of Economic Opportunity for a grant under the FFY 2013 Neighborhood Revitalization (NR) category in the amount of \$700,000 under the Small Cities Community Development Block Grant (CDBG) Program. For each activity that is proposed, 70% of the funds must benefit low to moderate income (LMI) persons. The project is described generally as flood, drainage and street improvements to Oak Grove Village, Sunset Park and Young Circle.

Public Hearing was opened. Comments were received:

- a) Raymond Cole of the Oak Grove Village asked what is being done about the Oak Grove Village flooding. Rick Busche of Kimley Horn indicated that is a part of the Application. Commissioner Strickland asked if there is a list of projects included and how were those selected. DSD Peavy reported the Engineers and Mr. Easton looked to garner the most points. Mr. Easton noted the CATF also made recommendations.

(2) RESOLUTION NO. R2014-02 CDBG Enabling Resolution FFY 2013 CDBG-NR Grant Application. *RESOLUTION OF THE CITY OF WILDWOOD CITY COMMISSION, FLORIDA, AUTHORIZING THE MAYOR, VICE MAYOR, CITY MANAGER, OR CITY CLERK IN HIS/HER ABSENCE TO MAKE APPLICATION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR APPROVAL OF A COMMUNITY DEVELOPMENT BLOCK GRANT, NEIGHBORHOOD REVITALIZATION CATEGORY; FINDING THAT THE CDBG APPLICATION IS CONSISTENT WITH THE LOCAL COMPREHENSIVE PLAN AND ADOPTING THE LOCAL COMPREHENSIVE PLAN AS THE CITY'S COMMUNITY DEVELOPMENT PLAN; PROVIDING AN EFFECTIVE DATE.*

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(Staff Recommends Approval).

R2014-02 was introduced and read by title only.

Motion by Commissioner Green, second by Commissioner Bivins that R2014-02 be adopted. A *RESOLUTION OF THE CITY OF WILDWOOD CITY COMMISSION, FLORIDA, AUTHORIZING THE MAYOR, VICE MAYOR, CITY MANAGER, OR CITY CLERK IN HIS/HER ABSENCE TO MAKE APPLICATION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR APPROVAL OF A COMMUNITY DEVELOPMENT BLOCK GRANT, NEIGHBORHOOD REVITALIZATION CATEGORY; FINDING THAT THE CDBG APPLICATION IS CONSISTENT WITH THE LOCAL COMPREHENSIVE PLAN AND ADOPTING THE LOCAL COMPREHENSIVE PLAN AS THE CITY'S COMMUNITY DEVELOPMENT PLAN; PROVIDING AN EFFECTIVE DATE.* Motion carried by unanimous vote.

DSD Peavy indicated the next two cases received a lot of input from residents of the Villages and WW Country Resort.

- f. *ORDINANCE NO. O2014-10. AT THE REQUEST OF THE APPLICANT, THIS ITEM IS TO BE DEFERRED TO A DATE CERTAIN OF MARCH 10, 2014 FOR PUBLIC HEARING. Second final reading. AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; PROPOSING A FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED LOCAL COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.* This Ordinance changes the Future Land Use Map designation of Parcels D20=002 and D20=008 totaling 100.3 acres from County "Agricultural" to City "Low Density Residential".

Motion by Commissioner Bivins, second by Commissioner Clark to defer O2014-10 until date certain of March 10, 2014. Motion carried by unanimous vote.

- g. *ORDINANCE NO. O2014-11. AT THE REQUEST OF THE APPLICANT, THIS ITEM IS TO BE DEFERRED TO A DATE CERTAIN OF MARCH 10, 2014 FOR PUBLIC HEARING. Second final reading. AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.* This Ordinance changes the Zoning Map designation of Parcels D20=002 and D20=008 totaling 100.3 acres from County "A5" to City "R-1: Low Density Residential".

Motion by Commissioner Bivins, second by Commissioner Clark to defer O2014-11 until date certain of March 10, 2014. Motion carried by unanimous vote.

5. PUBLIC FORUM – 10 minute time limit – None
6. ORDINANCES FIRST READING ONLY (NO VOTE) – None

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7. RESOLUTIONS FOR APPROVAL

- a. Resolution R2014-03 – *A Resolution Authoring Execution of a Railroad Reimbursement agreement For the Installation of Grade Crossing Traffic Control Devices, and Future maintenance and Adjustment of Said Devices; Providing for the Expenditure of Funds; and Providing When this Resolution Shall Take Effect.* (Staff Recommends Approval).

ACM McHugh provided a brief overview of the agreement.

Motion by Commissioner Strickland, second by Commissioner Bivins that R2014-03 be adopted. *A Resolution Authoring Execution of a Railroad Reimbursement agreement For the Installation of Grade Crossing Traffic Control Devices, and Future maintenance and Adjustment of Said Devices; Providing for the Expenditure of Funds; and Providing When this Resolution Shall Take Effect.* Motion carried by unanimous vote.

8. FINANCIAL & CONTRACTS & AGREEMENTS

- a. Utility Department requests approval of the Memorandum of Understanding (MOU) between the City of Wildwood, Withlacoochee Regional Water Supply Authority and Marion County. (Attachments: Staff Recommends Approval)

UD Phillips provided a brief overview of the MOU and noted that the approval of the MOU would not be a financial burden to any of the parties. An executed agreement would be required if either of the parties needed water from the Champagne Farms well.

Mayor Wolf expressed concern to the City having a well and then having to answer someone else to take water from it. The City doesn't know what will happen in the future, and why would the City be interested in giving away the well and water.

UD Phillips advised the Commission that he sits on the Technical Advisory Committee for the updated plan. Noted this is a lower aquifer well and there is no connection between the lower aquifer well and the upper. The upper is being taxed. Noted the wells were supposed to be alternative water supply wells, and although they are in his opinion, the statutory definition of an AWS supply is that the water is supposed to be brackish. Because the wells test with less total dissolved solids than is required, they will not designate the wells as AWS supplies.

Mayor Wolf asked what other cities using as AWS supplies. UD Phillips noted Ocala has one and it is a lower aquifer well, the water is as good as the Champagne Well, but they are in a different Water District.

Richard Owen, WRWSA emphasized that the MOU does not implement anything. It is a vision. The City would be compensated for what they have in the wells whether or not the City is a purchaser of the water at that time. If Marion County were to be first, the City would want to get its funds back. If the WRWSA were to enter into an agreement at that time in order to serve Marion County it would also include some form of compensation back to the City if the ownership were to transfer to the WRWSA. This is an opportunity for the City to turn to the WRWSA not only to your advantage for water supply but to your advantage financially as well moving forward and to help on a wholesale basis to meet your growing

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water demands. Our options to help meet those are to your best advantage verses other options. It is there hope that at some point the SWFWMD will be convinced to offer funding toward the development of this project either when the City or Marion County approaches the authority for its development.

It was noted the City has about \$650,000 in the well with \$125,000 of that being paid by SWFWMD for the test to prove the lower does not influence the upper.

Commissioner Strickland stated his understanding is that the Authority would own and operate the well. In his opinion, the City has an asset that will continue to increase in value and he has a concern about turning over to a rule making authority. If Marion County or Marion Oaks needs the water and starts using it, then the City needs it in 20 years, what will the City do.

In response to questions from the Commission, Richard Owen indicated there are three water authorities in the SWFWMD. Peace River Manasota Regional Water Supply Authority, serving Desoto, Charlotte, Sarasota and Manatee Counties. Tampa Bay Water Authority serves Pinellas, Pasco and Hillsborough Counties. WRWSA owns one facility currently – the Charles A Black Wellfield in Citrus County. It serves only Citrus County, is operated and maintained by Citrus County under contract to the WRWSA.

Commissioner Green asked if this is something that needs an answer right away. UD Phillips indicated nothing other than we are going through the 2014 water supply update within the authority's area.

Mayor Wolf stated there may be a day when we are forced to join the water authority and the water authority by legislation will dictate where the water can be pumped. UD Phillips indicated the City is a member already.

Approval died for lack of motion.

Commissioner Clark indicated that possibly more research is needed.

Referred to UD Phillips to research further information.

Mr. Owen indicated that he would like to see trust built moving forward. Would welcome the opportunity to come back to talk about what the water authority does and where they see opportunities to use the wells to the best advantage.

- b. Utility Department requests approval of the "Utilities Agreement" between the City of Wildwood, Florida and Landstone-Wright, LLC. (Attachments: Staff Recommends Approval)

UD Phillips indicated this agreement is for Landstone and City. Whoever needs it first will build the plant. CA Hunt reported the only change since last Commission discussion is the "Sunset" Clause the Commission requested.

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Motion by Commissioner Green, second by Commissioner Strickland to approve the "Utilities Agreement" between the City of Wildwood, Florida and Landstone-Wright, LLC. Motion carried by unanimous vote.

- c. Utility Department requests approval of Barney's Pumps, Inc. Quote No. 9922, dated 12-18-13, in the amount of \$12,499 to rebuild EQ Basin #1, Pump #2. (Attachments: Staff Recommends Approval)

Motion by Commissioner Green, second by Commissioner Clark to approve Barney's Pumps, Inc. Quote No. 9922, dated 12-18-13, in the amount of \$12,499 to rebuild EQ Basin #1, Pump #2. Motion carried by unanimous vote.

9. GENERAL ITEMS FOR CONSIDERATION/DISCUSSION and OTHER BUSINESS

- a. SP 1307-02. Oxford Oaks PLAT - REVISED Improvement Plan. Revision to the approved Improvement Plan adding twenty-one (21) single-family homes to the original 247 units for a total of 268 units in Phase 1 (grand total of 563 residential units), with related improvements. Based on favorable recommendation from the Special Magistrate (Staff Recommends Approval).

Motion by Commissioner Clark, second by Commissioner Bivins to approve SP 1307-02, Oxford Oaks PLAT - REVISED Improvement Plan, adding 21 single-family homes to the original 247 units. Motion carried by unanimous vote.

- b. First Amendment to the Oxford Oaks Developer's Agreement, providing for an additional 21 ERUs per their request to modify their Planned Development (O2014-12) and their Improvement Plan (SP 1307-02) (Attachments) (Staff Recommends Approval)

Motion by Commissioner Clark, second by Commissioner Bivins to approve First Amendment to the Oxford Oaks Developer's Agreement, providing for an additional 21 ERUs per their request to modify their Planned Development (O2014-12) and their Improvement Plan (SP 1307-02). Motion carried by unanimous vote.

- c. Discussion regarding Special Events, Seasonal Sales, Temporary Sales, and other related events. Staff is seeking Commission direction to revise guidelines and procedures for these types of events, which require a permit from the City.

DSD Peavy noted requirement of special event permit, community events, etc. Time limitations on each. Needs direction specifically for tent sales such as Christmas trees, automobiles, and fireworks.

Mayor Wolf noted he does not want tent sales of outside vendors in competition with local vendors.

Commissioner Strickland stated he doesn't not if you can say no to the outside vendors, but possibly change the period of time they can set up and number of times per year.

Commissioner Clark recommended that DSD Peavy meet with the City Attorney and bring back some options. CA Hunt to contact Lake County and Leesburg about their policy.

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DSD Peavy asked that the special events be transferred to the Parks & Recreation Department because it has nothing to do with Development. Noted Development Service took over the special events about 10 years ago. CM Cannon suggested that since they have a good history with it, work out the rules and he sees no problem why they can't work it. Commissioner Green asked if the permit fee could be based on the dollar amount of inventory.

10. APPOINTMENTS – None

11. CITY MANAGER REPORTS

Requested a workshop for the revised State of Utilities Report. By Consent the Commission approved March 17 at 5:00 p.m.

12. CITY ATTORNEY REPORTS - None

13. CITY CLERK REPORTS - None

14. OTHER DEPARTMENT REPORTS - None

15. COMMISSION MEMBERS REPORTS

Strickland – requested status of Parking Lot for businesses on 301. One owner asked if the City could improve the CSX parking lot. Told her it is CSX property and he doesn't know the legalities. DSD Peavy indicated she has been trying to work with CSX. The parking lot does belong to CSX and we have no legal right to be on the property to make improvements, although the City has maintained it for years. She included that property in the negotiations with CSX for the City to take over a lease, and they said absolutely not. Can try again but they have reduced the lease area down to the property behind a few businesses and further south. It is less than what was requested. She can talk to them again about a maintenance agreement.

CA Hunt asked if there is an agreement for the City to maintain the north improvement area. DSD Peavy indicated there is not. Mayor Wolf noted CSX has not contacted the City to vacate the property. DSD Peavy stated there was progress for business parking until it came down to area and they wanted to reduce the size.

PWD Kornegay indicated it wouldn't take much to fill in the low area in the CSX parking lot. CA Hunt indicated there needs to be an agreement before the City makes changes to the property. DSD Peavy to contact CSX in regards to filling in.

Strickland – Expressed the need to address setting Commission districts before all the development comes in. CA Hunt – met with CM Cannon who would like him to begin research of what needs to be done. Place on workshop for March 17.

Clark – status regarding Manny Pesco's building. DSD Peavy reported the Special Magistrate had given him 45 days to bring back drawings or plans from an engineer. Will talk with Code Enforcement. Mayor Wolf noted comments from residents that do not want to see the building demolished. Noted he would rather see someone come in and rehab the building.

Wolf – Some of the young men, Led Thompson, Dwayne Coleman, Clyde Edwards, Ron Dixon and others are working with the youth and had a cleanup on the west side. They have basketball planned. It is heartwarming to see local young men take an interest in the youth. Very

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appreciative of this and wants them to know someone recognized them.

16. ADJOURNMENT

Upon a motion by Commissioner Green second by Commissioner Strickland the meeting was adjourned.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

DRAFT

CITY OF WILDWOOD
CITY COMMISSION
REGULAR MEETING
MARCH 24, 2014 - 7:00 PM
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood met in Regular Session, 2014 at 7:00 p.m. in the City Hall Commission Chamber.

Present were: Mayor Wolf, Commissioners Bivins, Strickland, Clark, and Green. Also present were: City Manager Cannon, City Clerk Jacobs, Assistant City Clerk Roberts, City Attorney Hunt, Police Capt. Valentino, Admin Staff Spec McClung, Development Services Director Peavy, Assistant City Manager McHugh.

1. CALL TO ORDER:
The meeting was called to order followed by the invocation and Pledge of Allegiance to the American Flag.
2. CONSENT AGENDA/INFORMATIONAL ITEMS/
(A consent agenda may be presented by the Mayor at the beginning of a meeting. Items may be removed from the consent agenda on the request of any one Commissioner. Items not removed may be adopted by general consent without debate. Removed items may be either taken up immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)
 - a. Minutes for Approval: January 27, 2014 Regular Meeting, February 10, 2014 Regular Meeting.
 - b. Bills for Approval
 - c. Proclamation for Approval (If approved, to be presented under Presentations and/or Proclamations)

Motion by Commissioner Bivins, second by Commissioner Green to approve items of the Consent Agenda. Motion carried by unanimous vote.

3. PRESENTATIONS AND/OR PROCLAMATIONS
 - a. Recognitions: Joseph Jacobs - years of service.

Gwen Johns, City Clerk at Mt. Dora presented Joseph Jacobs with a Resolution from the FACC (Florida Association of City Clerks) recognizing his years of service.

Joseph Jacobs was also presented a Proclamation from the City Commission proclaiming March 28, 2014, his last day of employment, as "Joseph T. Jacobs" day.

4. PUBLIC HEARINGS – Timed -
Quasi-judicial Items

DSD Peavy was sworn in along with Jacques Skutt, Mary Clark and two other members of the public.

ORDINANCE NO. O2014-16. Second Final Reading. *AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; PROPOSING/ A FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED LOCAL COM7+PREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED;*

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PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. This Ordinance changes the Future Land Use Map designation of Parcel D18=085 totaling 0.31 acres from County "Commercial" to City "466-301 Mixed Use". (Attachments: Staff Recommends Approval).

Ordinance O2014-16 was read on second final reading, by title only. Floor was opened for Public Hearing. No comments were received.

Motion by Commissioner Green, second by Commissioner Bivins that O2014-16 is adopted on second final reading. *AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; PROPOSING A FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED LOCAL COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.* Motion carried by unanimous vote.

- b. ORDINANCE NO. O2014-17. Second Final Reading. *AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.* This Ordinance changes the Zoning Map designation of Parcel D18=085 totaling 0.31 acres from County "CL" to City "466-301 Mixed Use". (Attachments: Staff Recommends Approval).

Ordinance O2014-17 was read by title only on second final reading. Floor was opened for Public Hearing. No comments were received.

Motion by Commissioner Green, second by Commissioner Strickland that O2014-17 is adopted on second final reading. *AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.* Motion carried by unanimous vote.

- a. ORDINANCE NO. O2014-19. Second Final Reading. *AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; MODIFYING THE 5-YEAR CAPITAL IMPROVEMENT SCHEDULE OF THE CAPITAL IMPROVEMENT ELEMENT OF THE COMPREHENSIVE PLAN AS REQUIRED BY SECTION 163.3177(3)(b), FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.* This Ordinance updates the City's 5-Year Schedule of Capital Improvements as required by state statute. (Attachments: Staff Recommends Approval).

2014-19 read by title only on second final reading. Floor was opened for Public Hearing. No comments were received.

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Motion by Commissioner Bivins, second by Commissioner Green that O2014-19 is adopted on second final reading. *AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; MODIFYING THE 5-YEAR CAPITAL IMPROVEMENT SCHEDULE OF THE CAPITAL IMPROVEMENT ELEMENT OF THE COMPREHENSIVE PLAN AS REQUIRED BY SECTION 163.3177(3)(b), FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.* Motion carried by unanimous vote.

- d. ORDINANCE NO. O2014-20. Second Final Reading. *AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.* This Ordinance changes the Zoning Map designation of Parcel G16=067 totaling 3 acres from City "R-1" to City "C2: General Commercial Neighborhood." (Attachments: Staff Recommends Approval. Handout was received before meeting began).

O2014-20 read by title only on second final reading. Floor was opened for Public Hearing.

DSD Peavy reported several people spoke at the Special Master Meeting. The building on the property has been used for recreation by the residents of Hearty Host and Heritage Wood N'Lakes residential developments. It is also rented out for weddings, luncheons, church services and other uses. Although the property was proposed to be designated "Commercial" on the City's Future Land Use Map and after 3 years of negotiations with DCA, the property was so designated. When the City adopted new LDR's and Zoning Maps in 2011, a GIS error coded the property as residential. This ordinance corrects the error in O2011-07 adopted July 25, 2011. She noted that a church is not allowed in R2 and is allowed as a Special Exception in Commercial.

Jacques Skutt spoke to the Commission noting there were many letters expressing opinions and concerns of the residents of the area provided before the Special Magistrate hearing. Mr. Skutt reviewed a letter to the Mayor and Commission along with attachments, a copy of which is on file. He indicated a lawsuit has been filed with regard to issues surrounding the parcel which could be affected by the zoning change, and an agency making a change to the permitted use with knowledge of the lawsuit could become a party to the lawsuit. The letter referred to sections of the lawsuit pertaining to the lot owners being charged to finance the operation and maintenance of the subject parcel; that lot owners can have a lien put on their property if they do not contribute financially in monthly assessments related to the parcel; alleges that mortgage payments for this parcel are being assessed to lot owners; alleges that 2010 and 2011 real estate taxes are still due and owing. The letter continued to outline items in the lawsuit. Mr. Skutt indicated his opinion is that this is being adopted unfairly and that the City didn't conduct an analysis. The amenity property has been used as a Residential Community Clubhouse facility since the 1970s. The zoning change would find the Club House as non-conforming.

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He noted there is an option – rezone as Commercial 2a which allows for Club houses.

ACM McHugh was sworn in by Mayor Wolf. He reiterated that this property was part of a large annexation and large Land Use Amendment. The property was to be designated as Commercial 2, Commercial recreation facility, but through a GIS error was listed as Residential 2. The Ordinance is to correct a City GIS error. He disagreed with Mr. Skutt's classification and classified the use as a Commercial Recreational Facility. The Mayor agreed and said that this property has always been used for Commercial purposes.

Mary Clark, resident owner in Wildwood Country Resort. Ms. Clark referred to her letter to the City, a copy of which is on file, and noted Deed Restrictions that affect the subject parcel, and dedication of the property to the full use and benefit of the residents of WC Resort. She noted the pending law suit and that the zoning change is subject to challenge. She reported that City staff today had denied having the information she had sent, but they did have the information.

Roland Foster was sworn in. Stated he is in favor of making the correction and also that the law suit involves a minority of the residents.

Mayor Wolf noted if there is a fight it is between the residents and the owner. The City has no involvement they are only correcting an error.

Motion by Commissioner Strickland, second by Commissioner Green that O2014-20 is adopted on second final reading. *AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.* Motion carried by unanimous vote.

- e. *ORDINANCE NO. O2014-21. Second Final Reading. AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING SECTION 3, PARAGRAPH B; SECTION 3, PARAGRAPH C AND SECTION 3, PARAGRAPH K OF ORDINANCE O2013-25; AND PROVIDING FOR AN EFFECTIVE DATE.* This Ordinance is a revision to the Wildwood Entertainment Park Planned Development Ordinance O2013-25 to eliminate the requirement to seek Special Event Permits, to allow for temporary food vendors, and to require the project to connect to City water if restrooms are constructed. (Attachments: Staff Recommends Approval).

O2014-21 read by title only on second final reading. Floor opened for Public Hearing. No comments received.

DSD Peavy noted that what is before the Commission is a conceptual plan amended to include and office trailer, service bar, and restroom facility. There is

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also a request to be exempted from the Special Event permit requirements of LDR section 3.11. Noted utilities will have to be extended. No CO at this time so Blue building is not being used. The trailer restrooms will be required to connect to the City utilities.

Motion by Commissioner Bivins, second by Commissioner Clark that O2014-21 is adopted on second final reading. *AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING SECTION 3, PARAGRAPH B; SECTION 3, PARAGRAPH C AND SECTION 3, PARAGRAPH K OF ORDINANCE O2013-25; AND PROVIDING FOR AN EFFECTIVE DATE.* Motion carried by unanimous vote.

5. PUBLIC FORUM – 10 minute time limit
6. ORDINANCES FIRST READING ONLY (NO VOTE) – None

7. RESOLUTIONS FOR APPROVAL

- a. Resolution R2014-05 – *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN EQUIPMENT AS SURPLUS; DETERMINING THAT CERTAIN EQUIPMENT ARE TO BE DISPOSED OF THROUGH ON-LINE AUCTION OR DONATION TO A NON-PROFIT ORGANIZATION IF THERE IS A NEED AND JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE* (Attachments: Staff Recommends Approval)

R2014-05 was introduced and read by title only.

Motion by Commissioner Bivins, second by Commissioner Clark to adopt R2014-05. *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN EQUIPMENT AS SURPLUS; DETERMINING THAT CERTAIN EQUIPMENT ARE TO BE DISPOSED OF THROUGH ON-LINE AUCTION OR DONATION TO A NON-PROFIT ORGANIZATION IF THERE IS A NEED AND JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.* Motion carried by unanimous vote.

- b. Resolution R2014-06 – *A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO SEEK PERMISSION FROM THE SPECIAL MAGISTRATE TO FORECLOSE ON THE PROPERTY LOCATED AT 101 SOUTH MAIN STREET.* (Attachments: Staff Recommends Approval).

R2014-06 was introduced and read by title only.

Commissioner Strickland noted he would have to vote against the resolution because the County had him confused at the workshop as to what needed to be done. He asked how the code violation properties were prioritized. Why the residential is not included.

CA Hunt reported he had met with CM Cannon and staff and it was determined to move on the Commercial property first, then to prioritize the residential. The

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residential should have resolutions also to take to the Special Magistrate for approval. The Commission could back off at any time, but if it is not taken through the proper channels and have the Special Magistrate authorize for the City to foreclose, then you would be back to square one. Noted that if the property is foreclosed, the City won't know who the new owner will be and the new owner will have to meet the same Codes as the previous owner. Commissioner Strickland recommended the bank owned and abandoned residential be the first priority. CA Hunt – heading to set up a registry of bank foreclosed properties.

Motion by Commissioner Clark, second by Commissioner Green that R2014-06 is adopted. *A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO SEEK PERMISSION FROM THE SPECIAL MAGISTRATE TO FORECLOSE ON THE PROPERTY LOCATED AT 101 SOUTH MAIN STREET.* Motion carried. Yea – Clark, Bivins, Green, Wolf. Nay – Strickland.

- b. Resolution R2014-07 – *A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO SEEK PERMISSION FROM THE SPECIAL MAGISTRATE TO FORECLOSE ON THE PROPERTY LOCATED AT 107 SOUTH MAIN STREET.* (Attachments: Staff Recommends Approval).

R2014-07 was introduced and read by title only.

Motion by Commissioner Strickland, second by Commissioner Green that R2014-07 is adopted. *A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO SEEK PERMISSION FROM THE SPECIAL MAGISTRATE TO FORECLOSE ON THE PROPERTY LOCATED AT 107 SOUTH MAIN STREET.* Motion carried by unanimous vote.

8. FINANCIAL & CONTRACTS & AGREEMENTS

- a. Utilities Department Requests Approval of staff's purchase of a new DO instrument from Hach Company in the amount of \$4,400.00. (Attachments: Staff Recommends Approval)
- b. Utilities Department Requests Approval for TAW Orlando Service Center, Inc. (TAW) to recondition a 40 HP, vertical hollow shaft motor at a cost of \$2,075.00. (Attachments: Staff Recommends Approval)
- c. Utilities Department Recommends the purchase of a Gearbox Assembly for the Lake Side Oxidation Ditch and all related parts from Florida Bearings in the amount of \$10,378.05. (Attachments: Staff Recommends Approval)
- d. Utilities Department Requests Approval of the proposal by Reed and Shows Meter Repair and Supply Company, Inc. to test seven (7) large water meters for a cost of \$2,100.00. (Attachments: Staff Recommends Approval)

UD Phillips confirmed that item "a" has not been previously discussed but is needed to keep in line with permit requirements. Will be paid through Repair and

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Maintenance and the other items are budget line items.

Motion by Commissioner Clark, second by Commissioner Bivins to approve all four items, 8.a,b,c,d. Motion carried by unanimous vote.

9. GENERAL ITEMS FOR CONSIDERATION/DISCUSSION and OTHER BUSINESS

- a. Development Services – Request from John Agnelli (Lakeside Landings) for relief from Design District Standards Section J(1)(l) and Section J(3)(a) concerning Temporary Off-Site Signage. (Attachments: Board Option).

DSD Peavy stated the request is to modify the height of the sign to a maximum of 12 feet. He feels this would improve visibility. Term for sign will remain 2 years during residential development construction, with no extension.

Commissioner Strickland noted he has been complaining about that intersection and just this date a car pulling out onto 301 was partially blocked by a sign. Asked if the Lakeside Landings sign would block vision at the intersection. DSD Peavy indicated it shouldn't cause a problem based on the sign code and will check for setbacks on 301. She noted that information this week that a traffic light at the intersection is not likely. DOT has been requested by the County several times to investigate the intersection. It is DOT's opinion that a light would cause more accidents. Mayor Wolf noted the intersection just north of this one will be another problem once Oxford Oaks if built out. He wants the residents to know these are not City intersections. Noted calls he has received about the large trees are marked to come out along the road to the golf course. DSD Peavy noted she has been meeting with the County on the improvements at 462, at 121, and 466A monthly and it is a County issue. The County has marked the trees to come down.

Motion by Commissioner Strickland, second by Commissioner Bivins to approve the request from John Agnelli (Lakeside Landings) for relief from Design District Standards Section J(1)(l) and Section J(3)(a) concerning Temporary Off-Site Signage as long as the sign is placed on the NW corner. Motion carried by unanimous vote.

- b. Staff Request to utilize the Citizen's Advisory Task Force (CATF) for recommendation on the potential Charter Amendment concerning the establishment of voting districts.

ACM McHugh requested item to be removed at this time.

By common consent of the Commission item 9.b. was removed from the agenda.

- c. Discussion regarding retaining LPG Urban and Regional Planners, Inc. to assist in the establishment of voting districts.

Motion by Commissioner Clark, second by Commissioner Bivins to approve retaining LPG Urban and Regional Planners, Inc. to assist in the establishment of voting

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districts. Motion carried by unanimous vote.

- d. Police Department Requests Review/Approval of K-9 Policy P.O.2019.00. (Attachments: Staff Recommends Approval)
- e. Police Department Requests Review/Approval of Amended Use of Force Policy P.O.2033.01 (Attachments: Staff Recommends Approval)

Motion by Commissioner Clark, second by Commissioner Green to approve K-9 Policy P.O.2019.00 and Amended Use of Force Policy P.O.2033.01 as requested. Motion carried by unanimous vote.

10. APPOINTMENTS – None

11. CITY MANAGER REPORTS

- a. Referred to item 14.a. DSD Peavy has requested moving to April 14 meeting.
- a. CM Cannon requested UD Phillips to explain the issues with the sewer laterals in the construction area on 466A.

UD Phillips explained that the laterals are made of paper and bituminous and if not replaced now, at some point the City will be digging up the new road to replace them. Has not received a price yet. Rick Busche, KHA estimates need of 12-15 with cost to be about \$1000-\$2000 each. If approved he will bring back a Change Order at the next meeting.

Motion by Commissioner Green, second by Commissioner Bivins to amend the agenda to include request to replace laterals along 466A. Motion carried by unanimous vote.

Motion by Commissioner Green, second by Commissioner Bivins to approve the request to replace sewer laterals along 466A. Motion carried by unanimous vote.

12. CITY ATTORNEY REPORTS – None

13. CITY CLERK REPORTS – None

14. OTHER DEPARTMENT REPORTS

- a. Development Services – Update on development in the City of Wildwood. (Informational Item)
Moved to April 14 meeting.

15. COMMISSION MEMBERS REPORTS

Wolf – DSD Peavy forewarned him that a Sanford Auto Dealer was holding a tent sale in Wildwood. Thought the Commission was in agreement to prohibit tent sales in conflict with the businesses in town. DSD Peavy indicated she was not sure and needs direction from the Commission whether she is to draft the ordinance to remove temporary tent

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sales or draft it so that tax paying businesses can have “temporary tent” sales. Mayor Wolf and CM Cannon stated the ordinance is to allow the resident businesses to hold “temporary tent” sales. DSD Peavy indicated that is how the ordinance will come back to the Commission for first reading April 14. She reported to the Commission that another request for temporary tent sales came in this week, and she has been advised that if the party already has a contract with the land owner based on it being allowed in the Code we have to look into proceeding with it. She discussed a moratorium on tent sales with the Attorney by Resolution, but that would not go before the Commission until April 14.

ACC Roberts reminded the Commission of the Retirement reception for Joseph Jacobs on Friday, March 28, 6-8 p.m.

16. ADJOURNMENT

Upon a motion by Commissioner Green, second by Commissioner Bivins the meeting was adjourned.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST:

Marena D. Roberts, Assistant City Clerk

Ed Wolf, Mayor

BILLS FOR APPROVAL
City of Wildwood, Florida
April 14, 2014

CITY COMMISSION-LEGISLATIVE DEPARTMENT

CITY MANAGER-EXECUTIVE DEPARTMENT

1	Payroll	March 23, 2014 Pay Period - 2 Employees	\$ 6,158.01
2	Bank of America	Hilton, Betty's Café, PDH Express	\$ 413.77
3	Bright House	Internet Service	\$ 48.42
4	William Cannon	April 2014 Auto Allowance	\$ 500.00
5	Cason and Gaskins TV Inc	Smart Phone Case	\$ 24.99
6	Ernie Morris Enterprises, Inc	Office Supplies	\$ 809.18

CITY CLERK-FINANCIAL & ADMINISTRATIVE DEPARTMENT

7	Payroll	March 28, 2014 Compensated Absence	\$ 31,701.70
8	Payroll	March 23, 2014 Pay Period - 4 Employees	\$ 10,999.94
9	Air Mechanical & Service Corp	Repair of AC Unit in City Hall	\$ 139.92
10	A-Line Fire & Safety	Annual Inspection	\$ 33.00
11	Bank of America	Government Finance Office	\$ 150.00
12	Alice Borrack	March 2014 City-Related Travel	\$ 22.76
13	Bright House	Internet Service	\$ 96.84
14	Carr Riggs & Ingram	2013 Audit - Progress Billing	\$ 5,000.00
15	Century Link	Telephone Service	\$ 24.92
16	Community Redevelopment Tax Incr	TIF Fund Taken Out of Regular Advalorem Payments	\$ 64,122.00
17	Department of Management Services	Telephone Service	\$ 33.77
18	Duke Energy	Electric Service	\$ 2,105.31
19	Global Solutions	Laser Jet Printers	\$ 2,047.05
20	IMS	Software Maintenance	\$ 432.00
21	Joseph Jacobs	March 2014 City-Related Travel	\$ 6.72
22	Cassandra Lippincott	Travel Reimbursement City Clerk Position	\$ 500.00
23	Moore Awards Inc.	Shadow Box Plaque w/Key J. Jacobs	\$ 120.40
24	Office Depot	Office Supplies	\$ 32.90
25	Susan Patterson	City-Related Travel - March 2014	\$ 20.38
26	The Daily Commercial	Ad	\$ 54.92
27	Unifirst	Rugs	\$ 24.62
28	UPS	Postage	\$ 11.85
29	USPS	Postage	\$ 648.57
30	Wildwood Ace Hardware	Bowl Brush and Caddy	\$ 7.49

DEVELOPMENT SERVICES

31	Payroll	March 23, 2014 Pay Period - 3.5 Employees	\$ 8,331.76
32	Bright House	Internet Service	\$ 84.73
33	General Fund	Half M. Peavy Expenses Per Budget	\$ 3,362.06
34	Sumter County Clerk	Record Ordinances	\$ 237.00
35	The Daily Commercial	Ads	\$ 6,825.61

HUMAN RESOURCES

36	Payroll	March 23, 2014 Pay Period - 2 Employees	\$ 2,070.40
38	Bright House	Internet Service	\$ 24.21
39	Office Depot	Office Supplies	\$ 20.58

POLICE DEPARTMENT

40	Payroll	March 23, 2014 Pay Period - 35 Employees	\$ 78,720.03
41	A-Line Fire and Safety, Inc	Fire Extinguishers	\$ 595.00

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42	American Aluminum Acc, Inc	E/Z Narc Safe's	\$	460.00
43	Bank of America	Data Alliance, Cross Match, CPR AED, Dash Med	\$	940.77
44	Barron Psychological Services	Psychological Screening Evaluation	\$	250.00
45	Bartow Ford Company	Ford Explorer	\$	37,956.00
46	Cason and Gaskins TV Inc	Smart Phone Case	\$	24.99
47	CDW-G	Ink Cartridges	\$	162.63
48	Central Sumter Utility LLC	Electric Service	\$	38.70
49	Century Link	Maintenance Norstar and Mitel	\$	850.46
50	Chief Supply / Law Enforcement	Double Mags, Handheld Breath, Flashlight, Recesse,	\$	689.02
51	Coy Thomas Electric, Inc	Replaced Bad Emergency & Installed New Flood	\$	738.61
52	Crimson Technology Products	Radar and Laser, Raptor, Antenna	\$	1,569.00
53	Dana Safety Supply, Inc	PG Seat Organizers with Printer Shelf	\$	563.00
54	Dell	Laptops	\$	5,291.94
55	Department of Management Services	Telephone Service	\$	53.69
56	Department of Management Services	DMS	\$	53.66
57	Department of Management Services	Telephone Service	\$	271.37
58	Duke Energy	Electric Service	\$	234.20
59	Enforcement One Inc	Ion Lightheds, Mounts, Switch	\$	1,489.68
60	Ernie Morris Enterprises, Inc	Office Supplies	\$	950.41
61	Hi-Way Sign Company	Aluminum Blanks	\$	42.00
62	Key Scales Ford	Rear Axle Bar, Glass Asy	\$	201.69
63	Lawmen's and Shooter's Supply, Inc	4 - Winchester's	\$	455.16
64	Maggio Enterprises, Inc	Paper Products	\$	129.05
65	Merritt Department Stores	Shirts, Trousers, Tie Clips	\$	357.61
66	Pitney Bowes	Postage Machine Lease, Ink Cartridge	\$	123.99
67	Security Solutions of Central Florida	Trip to Citrus County for DVR Work Performed	\$	50.00
68	Southern Coast K9	Two Week FDLE Patrol/Drug Detection Course	\$	1,000.00
69	Southern Custom Creations	K-9 Explorer Graphics Installed Reflective K9 Sign	\$	525.00
70	Sumter County Tax Collector	Transfer Tag, Title, Registration	\$	88.10
71	Sumter Electric	Electric Service	\$	82.39
72	Trans Union	Investigation Checks	\$	110.00
73	UPS	Postage	\$	16.04
74	Villages Operating Company	A/C Reimbursement	\$	18.00
75	Wildwood Ace Hardware	Icemaker Kit, Thompson Wtr Seal, Padlock, Keys	\$	391.99

STREET DEPARTMENT

76	Payroll	March 23, 2014 Pay Period - 10 Employees	\$	18,138.93
77	Agricon Equipment Company	Fan Blades	\$	231.00
78	A-Line Fire & Safety	Annual Inspection	\$	247.00
79	Bank of America	Northern Tool, Cemex, FDLE	\$	2,705.99
80	Bright House	Internet Service	\$	106.44
81	C.E.S. City Electric Supply	Mog-Clear Bulbs	\$	42.00
82	Culligan	Cooler Rental and Bottled Water	\$	18.37
83	Duke Energy	Electric Service	\$	317.48
84	Duval Asphalt	Asphalt Delivery	\$	2,862.00
85	Hi Way Sign Company	Galvanized Channel Post	\$	424.20
86	Jiffy Exhaust Systems, Inc	Tail Pipe Clamps	\$	24.99
87	KWI	Boomlift Rental	\$	138.75
88	Mid Florida Tractor & Equipment	Blades Bush Hog Mower	\$	149.28
89	Salescorp of Florida	Storm Grate	\$	118.00
90	Unifirst	Uniforms	\$	390.99
91	U.S. Health Works	Eval Lift Test, PE Basic DS Urine - New Employee	\$	130.00
92	Villages Mower & Repair	Univ Head, Fuel Filter, Scag Blade	\$	49.56
93	Wildwood Ace Hardware	Manure Fork, Stakes, Hacksaw, Pliers, Primer, Etc	\$	203.80
94	Wildwood Mower & Saw, Inc	Bearing, Bushing, Blades, Damper Control, Trim Head	\$	422.43

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FLEET SERVICES

95	Payroll	March 23, 2014 Pay Period - 2 Employees	\$ 5,262.02
96	Bank of America	Northern Tool	\$ 79.99
97	Big Truck Parts, Inc	Filters	\$ 123.29
98	Bright House	Internet Service	\$ 106.45
99	Culligan	Cooler Rental and Bottled Water	\$ 18.37
100	Heritage-Crystal Clean, LLC	Com 20 Gal	\$ 209.33
101	Unifirst	Uniforms	\$ 135.27
102	Villages Mower & Repair	Univ Head, Fuel Filter, Scag Blade	\$ 49.56
103	Wildwood Ace Hardware	Distilled Water, Spray Paint, Flour Bulbs	\$ 21.95
104	Wildwood Mower & Saw, Inc	Filters	\$ 16.04

COMMUNITY RE-DEVELOPMENT

105	Payroll	March 23, 2014 Pay Period - .5 Employees	\$ 1,770.89
106	Bright House	Internet Service	\$ 12.13

PARKS AND RECREATION

107	Payroll	March 23, 2014 Pay Period - 5 Employees	\$ 7,182.14
108	A-Line Fire & Safety	Annual Inspection	\$ 272.00
109	Bank of America	Northern Tool	\$ 689.96
110	Bright House	Internet Service	\$ 110.44
111	C.E.S. City Electric Supply	Bulb Credit	\$ (5.16)
112	Culligan	Softener Rental - Lake Deaton - Wigglesworth	\$ 32.95
113	Department of Management Services	Telephone Service	\$ 45.02
114	Duke Energy	Electric Service	\$ 1,038.00
115	Logan Sitework Contractors, Inc	Clay Sand	\$ 162.00
116	Maggio Enterprises, Inc	Paper Products	\$ 55.50
117	Nature Calls Inc	Port O Let Rental	\$ 545.00
118	Sumter Electric	Electric Service	\$ 23.19
119	Turfmasters & Associates	Lawn Fertilization and Pest Control	\$ 725.00
120	Unifirst	Uniforms	\$ 192.71
121	Wildwood Ace Hardware	Chlorine, Regal Tool, Brush, Handle, Rake, Trash Cans	\$ 373.13
122	Wildwood Mower & Saw, Inc	Trim Head, Blades, Oil, Damper Control, Fuel Pump	\$ 329.42

COMMUNITY CENTER & OXFORD COMMUNITY CENTER

123	A-Line Fire & Safety	Annual Inspection	\$ 786.00
124	Bank of America	Sharky's Vac N Sew	\$ 79.98
125	Bright House	Internet Service	\$ 352.76
126	Century Link	Telephone Service	\$ 48.59
127	Ed Delfin Jr	Deposit Refund - Oxford Community Center	\$ 50.00
128	Ralph Dinome	Deposit Refund - Wildwood Community Center	\$ 318.00
129	Duke Energy	Electric Service	\$ 170.27
130	Maggio Enterprises, Inc	Paper Products	\$ 635.37
131	Mike Moats	Deposit Refund - Wildwood Community Center	\$ 50.00
132	Andrea Nelson	Deposit Refund - Wildwood Community Center	\$ 50.00
133	Latoya Nelson	Deposit Refund - Wildwood Community Center	\$ 52.50
134	Oracle Elevator	Regular Service	\$ 445.43
135	Sandra Pitzer	Deposit Refund - Oxford Community Center	\$ 50.00
136	Resource One	Cleaning Supplies	\$ 393.28
137	Joanie Smalley	Deposit Refund - Wildwood Community Center	\$ 97.12
138	Unifirst	Rugs	\$ 65.67

PHYSICAL ENVIRONMENT ADMINISTRATIVE DEPARTMENT

139	Payroll	March 23, 2014 Pay Period - 3 Employees	\$ 5,444.72
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April 14 2014
Page 4

140	Air Mechanical & Service Corp	Repair of AC Unit in City Hall	\$ 139.92
141	A-Line Fire & Safety	Annual Inspection	\$ 33.00
142	Bright House	Internet Service	\$ 72.63
143	Business Basics Etc., LLC	Water Bills and Door Hangers	\$ 1,010.00
144	Carr Riggs & Ingram	Progress Billing on your 2013 Audit	\$ 5,000.00
145	Century Link	Telephone Service	\$ 67.02
146	Department of Management Services	Telephone Service	\$ 33.76
147	Duke Energy	Electric Service	\$ 678.52
148	IMS	Software Maintenance	\$ 120.50
149	Office Depot	Office Supplies	\$ 22.87
150	Patti Penley	Personal Vehicle Use - Leesburg Post Office	\$ 14.00
151	Postmaster	Postage Utility Billing	\$ 959.28
152	Unifirst	Rugs	\$ 24.61
153	USPS	Postage	\$ 101.43
154	Waste Management	March 90% Refuse Billed Less Franchise Fee	\$ 70,627.77

UTILITY DEPARTMENT

155	Payroll	March 23, 2014 Pay Period - 23 Employees	\$ 46,209.91
156	A-Line Fire & Safety	Annual Inspection	\$ 548.00
157	Almac Unlimited, Inc	Gloves, Powder and Powder Free, Raincoats	\$ 458.20
158	Bank of America	DoorKing, Staples, FL Rural Wtr, FL Wtr Res.WDW	\$ 1,172.90
159	Bartow Ford Company	F-150 Ford Truck	\$ 18,830.00
160	Brenntag	Liquid Chlorine, Caustic Soda	\$ 1,335.96
161	C & C Peat Co., Inc	Wastewater Treatment-Dewatered Bio-Solids	\$ 3,520.00
162	Century Link	Telephone Service	\$ 212.20
163	Culligan	Bottled Water	\$ 42.48
164	Duke Energy	Electric Service	\$ 22,635.83
165	Ernie Morris Enterprises, Inc	Office Supplies	\$ 264.54
166	Evoqua	Carbon, Mixbed Tanks	\$ 616.00
167	Fort Bend Services, Inc	Polymer	\$ 2,880.00
168	Hamlet Underground	Saw Cut Valut Walls to Lower ARV & Replace to Slab	\$ 1,050.00
169	HD Supply Waterworks	Clamps, PVC Fittings, Blue Tubing,	\$ 1,062.53
170	Komline-Sanderson	Frame Reducer	\$ 3,710.00
171	Daniel Marrero	2014 Boot Allowance (partial)	\$ 49.94
172	Department of Management Services	DMS	\$ 53.66
173	Mettler-Toledo Process Analytics	Elec, Inpro 4800	\$ 526.23
174	MMD Computer Center, Inc	Virus Repair Bobby's System	\$ 119.99
175	Odyssey Manufacturing	Hypochlorite Solution	\$ 2,408.66
176	Office Depot	Office Supplies	\$ 28.06
177	Raney's Truck Center	Wiper Arm, Ornament Chrome, Kwik Connect	\$ 195.16
178	Ring Power	Pre Paid Maintenance Various Lift Stations	\$ 6,860.00
179	Salser Construction, LLC	Application for Payment - Okahumpka Wtr Main Ext	\$ 205,143.97
180	Sherwin Williams Company	Paint	\$ 56.28
181	Sigma-Aldrich RTC	PT Study Kit Package	\$ 356.30
182	Sumter County Clerk	Record Ordinances	\$ 10.00
183	Sumter Electric	Electric Service	\$ 4,095.39
184	Sunstate Meter & Supply, Inc	T10, Meas.Chamber, Maincase Gasket, Gate Valves	\$ 3,452.24
185	TAW	Baldor 7.5HP Motor	\$ 1,890.08
186	Test America	Environmental Testing	\$ 84.00
187	The Daily Commercial	Ad	\$ 339.52
188	The Dumont Company, Inc	Hypochlorite Solution, Clear Flow	\$ 2,800.50
189	Unifirst	Uniforms	\$ 934.14
190	UPS	Postage	\$ 21.44
191	USA BlueBook	Solvent-Based Inverted	\$ 209.16
192	Wildwood Ace Hardware	Galv Pipe, Broom, Posthole Digger, Spreader, Etc	\$ 237.16

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Page 5

193 Wildwood Mower & Saw, Inc Damper Control, Fuel Pump, Roller, Blades, Etc. \$ 93.72

MISCELLANEOUS

194 Hancock Bank Debt Refinance \$ 178,088.06
195 Wildwood Community Cemetery April 2014 Budgeted Contribution \$ 340.93

GREENWOOD CEMETERY

ATTORNEYS/CONSULTANTS/SURVEYORS

196 Kimley-Horn and Associates Engineers \$ 57,948.47
198 Potter Clement Bergholtz Alexander Special Magistrate \$ 910.00

FUEL INVENTORY

198 Stone Petroleum Products, Inc Unleaded Gasoline \$ 9,016.56
199 Stone Petroleum Products, Inc Ultra LSD Fuel \$ 2,580.40

TOTAL #####

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 1402-02 Oxford Oaks Phase 2 – Improvement Plan (PLAT)

REQUESTED ACTION: Improvement Plan approval (SP 1402-02) for Oxford Oaks Phase 2.

Work Session (Report Only) **DATE OF MEETING:** 4/14/2014
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT: _____

Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The applicant seeks Improvement Plan approval from the City Commission for the Oxford Oaks Phase 2 Improvement Plan (Plat) to subdivide parcels D18=041, D18=068, and portions of D18=040, D18=067, and D18=069 into 295 single-family residential lots with shared infrastructure. **Staff recommends approval of the Oxford Oaks Phase 2 Improvement Plan (case SP 1402-02).**

Case SP 1402-02 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, April 1st, 2014. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the Improvement Plan to the City Commission.



Melanie D. Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, April 1st, 2014 by the Special Magistrate. The applicant seeks approval of their Phase 2 Improvement Plan (Plat) for a 295 unit residential subdivision (for a total of 563 units in both phases) of the Oxford Oaks subdivision. The site is generally located to the northwest of the intersection of C-214 and US Hwy 301 (SR 35) in the Oxford area. The Engineer of Record is Jeffrey A. Head, P.E. with Farner, Barley, and Associates, Inc. of Wildwood, Florida.

Case: SP 1402-02

Parcels: D18=041, and D18=068, and portions of D18=040, D18=064, and D18=069.

Owner: Mid-Florida Properties, LLC by LBCV, its Manager

Applicant: SAME

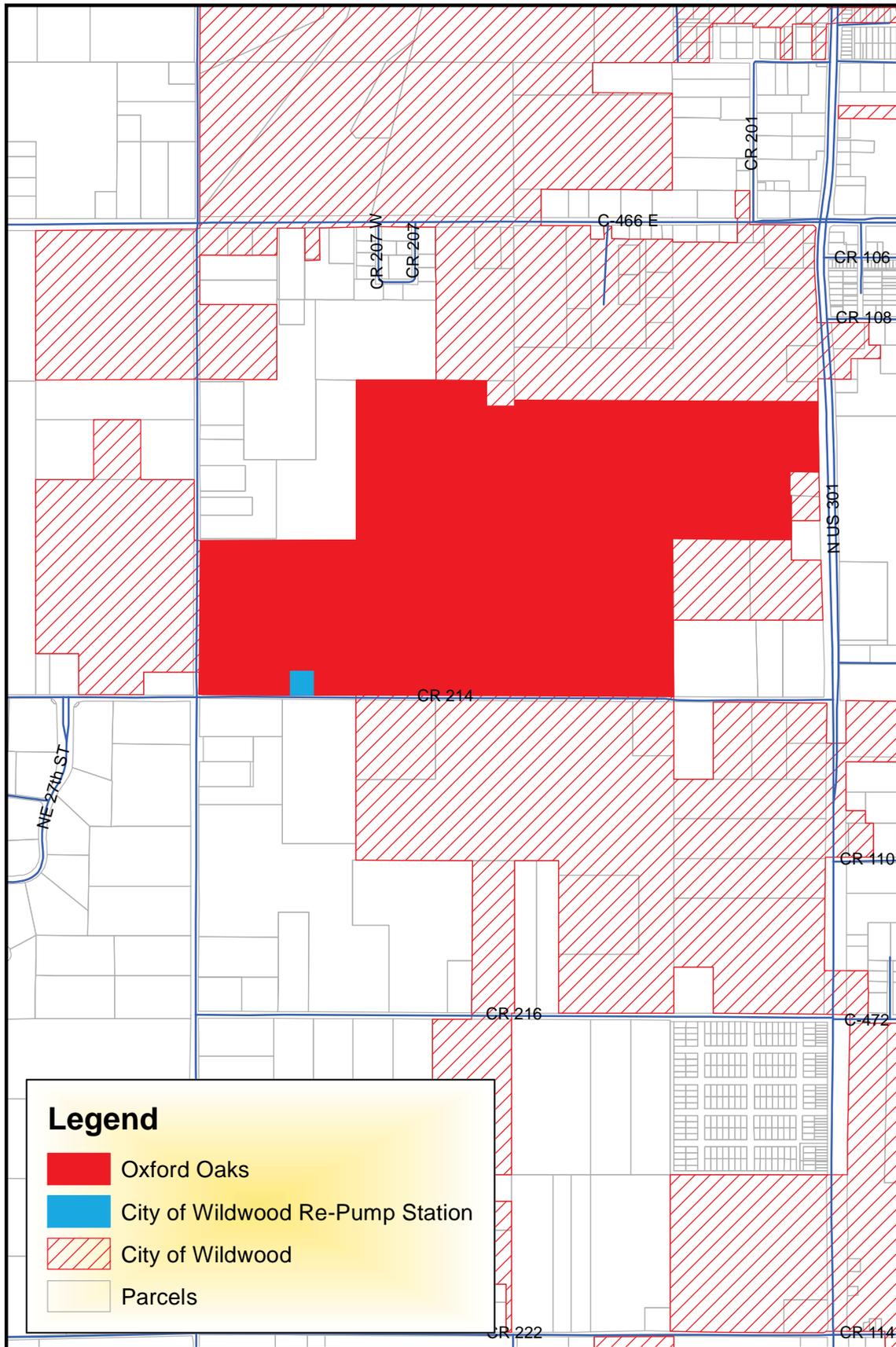
Under subsection 1.7(B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed improvement plans under the subdivision process in accordance with the procedure outlined in subsection 1.14 (B)(4)(b) and the criteria for the approval of improvement plans as defined in subsection 5.5 of the LDRs.

Based upon the testimony and information presented, the Special Magistrate recommends approval and favorable recommendation of the Improvement Plan to the City Commission.

Dated: April 8, 2014



Archie O. Lowry, Jr.
Special Magistrate City of Wildwood



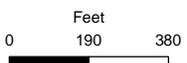
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Legend

- Oxford Oaks
- City of Wildwood Re-Pump Station
- City of Wildwood
- Parcels



City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



OXFORD OAKS	
WILDWOOD, FLORIDA	
JUNE 2013	LOCATION MAP

SHT. 022 43

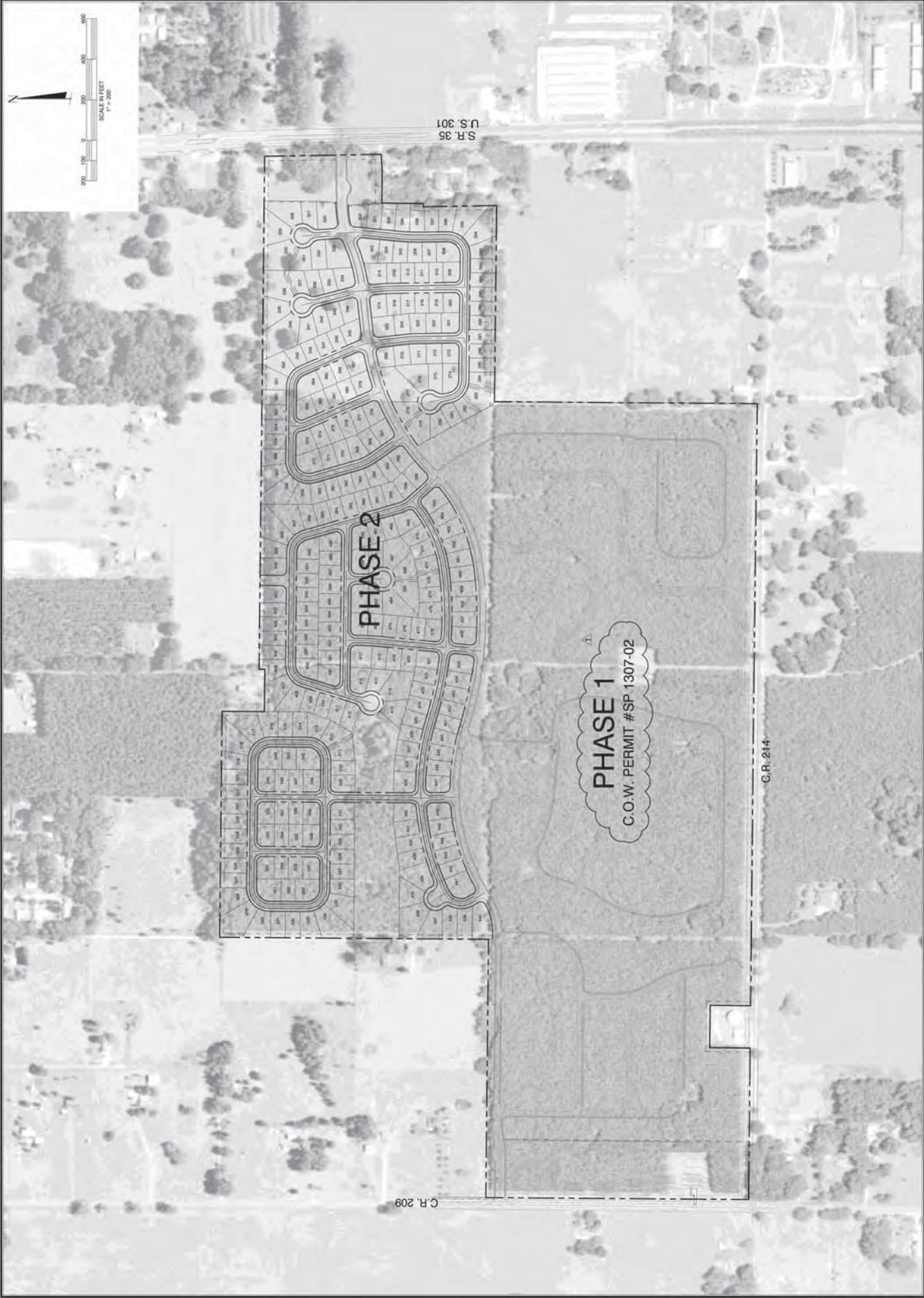
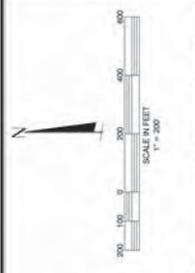
DATE: 3/28/14
DRAWN BY: JAC
FILE NAME: 020002.AERIAL
JOB NO.: 8211112008

OXFORD OAKS
PHASE 2
AERIAL PHOTOGRAPH



FARNER
BARILEY
AND ASSOCIATES, INC.
ENGINEERS
SURVEYORS
PLANNERS
Certificate of Registration Number: 4379
4400 NE 83rd Street, O. Melrose, Florida 32716 (352) 784-2124

NO.	REVISIONS	DATE
1	AS PERMITTED PER C.O.W. COMMENTS	3-19-14



SHT. 098. 43

DATE: 3/20/14
DRAWN BY: JG
CHECKED BY: JG
FILE NAME: 081024009
JOB NO.: 081141200

OXFORD OAKS
PHASE 2
SITE GEOMETRY, SIGNING &
MARKING, SHEET INDEX

FARNER
BARLEY
ENGINEERS
PLANNERS
&
ASSOCIATES, INC.
4400 E. 83rd Street, Suite 200, Tulsa, OK 74117
Phone: (918) 437-1300

REV	DATE	REVISIONS

POINT	CL	LINE	TABLE
100	100.00	100.00	100.00
101	101.00	101.00	101.00
102	102.00	102.00	102.00
103	103.00	103.00	103.00
104	104.00	104.00	104.00
105	105.00	105.00	105.00
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113	113.00	113.00	113.00
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133	133.00	133.00	133.00
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144	144.00	144.00	144.00
145	145.00	145.00	145.00
146	146.00	146.00	146.00
147	147.00	147.00	147.00
148	148.00	148.00	148.00
149	149.00	149.00	149.00
150	150.00	150.00	150.00

DATE	LENGTH	INCHES	DELTA	INCHES	CONVERSION	EXCEEDS
01	141.00	8.00	0.00	0.00	1.00	1.00
02	142.00	11.00	3.00	0.00	1.00	1.00
03	143.00	12.00	1.00	0.00	1.00	1.00
04	144.00	13.00	1.00	0.00	1.00	1.00
05	145.00	14.00	1.00	0.00	1.00	1.00
06	146.00	15.00	1.00	0.00	1.00	1.00
07	147.00	16.00	1.00	0.00	1.00	1.00
08	148.00	17.00	1.00	0.00	1.00	1.00
09	149.00	18.00	1.00	0.00	1.00	1.00
10	150.00	19.00	1.00	0.00	1.00	1.00
11	151.00	20.00	1.00	0.00	1.00	1.00
12	152.00	21.00	1.00	0.00	1.00	1.00
13	153.00	22.00	1.00	0.00	1.00	1.00
14	154.00	23.00	1.00	0.00	1.00	1.00
15	155.00	24.00	1.00	0.00	1.00	1.00
16	156.00	25.00	1.00	0.00	1.00	1.00
17	157.00	26.00	1.00	0.00	1.00	1.00
18	158.00	27.00	1.00	0.00	1.00	1.00
19	159.00	28.00	1.00	0.00	1.00	1.00
20	160.00	29.00	1.00	0.00	1.00	1.00
21	161.00	30.00	1.00	0.00	1.00	1.00
22	162.00	31.00	1.00	0.00	1.00	1.00
23	163.00	32.00	1.00	0.00	1.00	1.00
24	164.00	33.00	1.00	0.00	1.00	1.00
25	165.00	34.00	1.00	0.00	1.00	1.00
26	166.00	35.00	1.00	0.00	1.00	1.00
27	167.00	36.00	1.00	0.00	1.00	1.00
28	168.00	37.00	1.00	0.00	1.00	1.00
29	169.00	38.00	1.00	0.00	1.00	1.00
30	170.00	39.00	1.00	0.00	1.00	1.00
31	171.00	40.00	1.00	0.00	1.00	1.00
32	172.00	41.00	1.00	0.00	1.00	1.00
33	173.00	42.00	1.00	0.00	1.00	1.00
34	174.00	43.00	1.00	0.00	1.00	1.00
35	175.00	44.00	1.00	0.00	1.00	1.00
36	176.00	45.00	1.00	0.00	1.00	1.00
37	177.00	46.00	1.00	0.00	1.00	1.00
38	178.00	47.00	1.00	0.00	1.00	1.00
39	179.00	48.00	1.00	0.00	1.00	1.00
40	180.00	49.00	1.00	0.00	1.00	1.00
41	181.00	50.00	1.00	0.00	1.00	1.00
42	182.00	51.00	1.00	0.00	1.00	1.00
43	183.00	52.00	1.00	0.00	1.00	1.00
44	184.00	53.00	1.00	0.00	1.00	1.00
45	185.00	54.00	1.00	0.00	1.00	1.00
46	186.00	55.00	1.00	0.00	1.00	1.00
47	187.00	56.00	1.00	0.00	1.00	1.00
48	188.00	57.00	1.00	0.00	1.00	1.00
49	189.00	58.00	1.00	0.00	1.00	1.00
50	190.00	59.00	1.00	0.00	1.00	1.00
51	191.00	60.00	1.00	0.00	1.00	1.00
52	192.00	61.00	1.00	0.00	1.00	1.00
53	193.00	62.00	1.00	0.00	1.00	1.00
54	194.00	63.00	1.00	0.00	1.00	1.00
55	195.00	64.00	1.00	0.00	1.00	1.00
56	196.00	65.00	1.00	0.00	1.00	1.00
57	197.00	66.00	1.00	0.00	1.00	1.00
58	198.00	67.00	1.00	0.00	1.00	1.00
59	199.00	68.00	1.00	0.00	1.00	1.00
60	200.00	69.00	1.00	0.00	1.00	1.00
61	201.00	70.00	1.00	0.00	1.00	1.00
62	202.00	71.00	1.00	0.00	1.00	1.00
63	203.00	72.00	1.00	0.00	1.00	1.00
64	204.00	73.00	1.00	0.00	1.00	1.00
65	205.00	74.00	1.00	0.00	1.00	1.00
66	206.00	75.00	1.00	0.00	1.00	1.00
67	207.00	76.00	1.00	0.00	1.00	1.00
68	208.00	77.00	1.00	0.00	1.00	1.00
69	209.00	78.00	1.00	0.00	1.00	1.00
70	210.00	79.00	1.00	0.00	1.00	1.00
71	211.00	80.00	1.00	0.00	1.00	1.00
72	212.00	81.00	1.00	0.00	1.00	1.00
73	213.00	82.00	1.00	0.00	1.00	1.00
74	214.00	83.00	1.00	0.00	1.00	1.00
75	215.00	84.00	1.00	0.00	1.00	1.00
76	216.00	85.00	1.00	0.00	1.00	1.00
77	217.00	86.00	1.00	0.00	1.00	1.00
78	218.00	87.00	1.00	0.00	1.00	1.00
79	219.00	88.00	1.00	0.00	1.00	1.00
80	220.00	89.00	1.00	0.00	1.00	1.00
81	221.00	90.00	1.00	0.00	1.00	1.00
82	222.00	91.00	1.00	0.00	1.00	1.00
83	223.00	92.00	1.00	0.00	1.00	1.00
84	224.00	93.00	1.00	0.00	1.00	1.00
85	225.00	94.00	1.00	0.00	1.00	1.00
86	226.00	95.00	1.00	0.00	1.00	1.00
87	227.00	96.00	1.00	0.00	1.00	1.00
88	228.00	97.00	1.00	0.00	1.00	1.00
89	229.00	98.00	1.00	0.00	1.00	1.00
90	230.00	99.00	1.00	0.00	1.00	1.00
91	231.00	100.00	1.00	0.00	1.00	1.00
92	232.00	101.00	1.00	0.00	1.00	1.00
93	233.00	102.00	1.00	0.00	1.00	1.00
94	234.00	103.00	1.00	0.00	1.00	1.00
95	235.00	104.00	1.00	0.00	1.00	1.00
96	236.00	105.00	1.00	0.00	1.00	1.00
97	237.00	106.00	1.00	0.00	1.00	1.00
98	238.00	107.00	1.00	0.00	1.00	1.00
99	239.00	108.00	1.00	0.00	1.00	1.00
100	240.00	109.00	1.00	0.00	1.00	1.00
101	241.00	110.00	1.00	0.00	1.00	1.00
102	242.00	111.00	1.00	0.00	1.00	1.00
103	243.00	112.00	1.00	0.00	1.00	1.00
104	244.00	113.00	1.00	0.00	1.00	1.00
105	245.00	114.00	1.00	0.00	1.00	1.00
106	246.00	115.00	1.00	0.00	1.00	1.00
107	247.00	116.00	1.00	0.00	1.00	1.00
108	248.00	117.00	1.00	0.00	1.00	1.00
109	249.00	118.00	1.00	0.00	1.00	1.00
110	250.00	119.00	1.00	0.00	1.00	1.00
111	251.00	120.00	1.00	0.00	1.00	1.00
112	252.00	121.00	1.00	0.00	1.00	1.00
113	253.00	122.00	1.00	0.00	1.00	1.00
114	254.00	123.00	1.00	0.00	1.00	1.00
115	255.00	124.00	1.00	0.00	1.00	1.00
116	256.00	125.00	1.00	0.00	1.00	1.00
117	257.00	126.00	1.00	0.00	1.00	1.00
118	258.00	127.00	1.00	0.00	1.00	1.00
119	259.00	128.00	1.00	0.00	1.00	1.00
120	260.00	129.00	1.00	0.00	1.00	1.00
121	261.00	130.00	1.00	0.00	1.00	1.00
122	262.00	131.00	1.00	0.00	1.00	1.00
123	263.00	132.00	1.00	0.00	1.00	1.00
124	264.00	133.00	1.00	0.00	1.00	1.00
125	265.00	134.00	1.00	0.00	1.00	1.00
126	266.00	135.00	1.00	0.00	1.00	1.00
127	267.00	136.00	1.00	0.00	1.00	1.00
128	268.00	137.00	1.00	0.00	1.00	1.00
129	269.00	138.00	1.00	0.00	1.00	1.00
130	270.00	139.00	1.00	0.00	1.00	1.00
131	271.00	140.00	1.00	0.00	1.00	1.00
132	272.00	141.00	1.00	0.00	1.00	1.00
133	273.00	142.00	1.00	0.00	1.00	1.00
134	274.00	143.00	1.00	0.00	1.00	1.00
135	27					

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 1402-03 Baltic Properties Oxford Office Site Plan

REQUESTED ACTION: Site Plan approval (SP 1402-03) for utilities, paved entrance, driveway, and four (4) parking spaces to utilize an existing structure as a commercial office.

Work Session (Report Only) **DATE OF MEETING:** 4/14/2014
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT: _____

Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The applicant seeks Site Plan approval from the City Commission for utilities, paved entrance, driveway, and four (4) parking spaces to utilize an existing structure as a commercial office (Parcel D18=085). **Staff recommends approval of the Site Plan.**

Case SP 1402-03 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, April 1st, 2014. The Planning and Zoning Board/Special Magistrate gave a favorable recommendation of the Site Plan to the City Commission.



Melanie D. Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, April 1st, 2014 by the Special Magistrate. The applicant seeks Site Plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for utilities, paved entrance, driveway, and four (4) parking spaces to utilize an existing structure as a commercial office. The site is generally located to the southwest of the intersection of C-466E and NE 36th Street in the Oxford Area. The Engineer of Record is David W. Springstead, P.E. with Springstead Engineering, Inc. of Leesburg, Florida.

Case: SP 1402-03

Parcel: D18=085

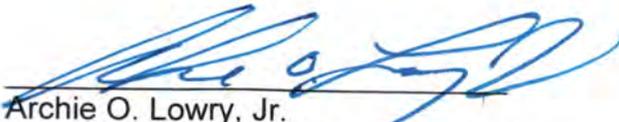
Owner: Baltic Property Management Group

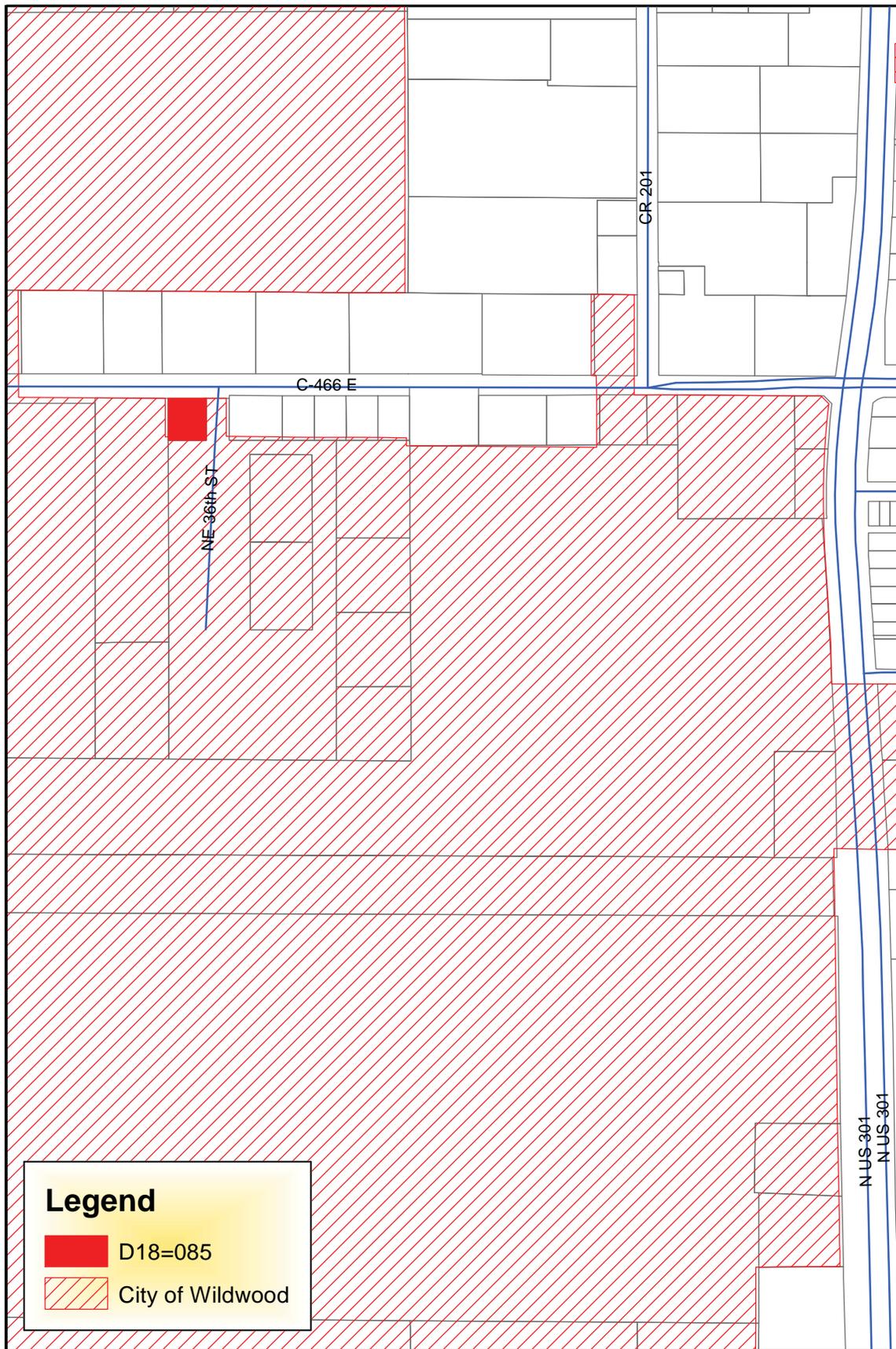
Applicant: William Keen for Baltic Property Management Group

Under subsections 1.7(B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans in accordance with the procedure outlined in subsection 1.14 (B)(5) and the criteria for the approval of site plans as defined in subsection 4.4 of the LDRs.

Based upon the testimony and information presented, the Special Magistrate recommends approval and favorable recommendation of the Site Plan to the City Commission.

Dated: April 8, 2014


Archie O. Lowry, Jr.
Special Magistrate City of Wildwood



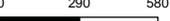
I:\Terr\GIS\Maps\Location\Location - Baltic Property Mgt.mxd - 2/10/2014 12:24:12 P.M. - toneal

Legend

- D18=085
- City of Wildwood



City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov


 Feet
 0 290 580


D18=085	
BALTIC PROPERTY MANAGEMENT	
WILDWOOD, FLORIDA	
FEBRUARY 2014	LOCATION MAP

MR. WILLIAM KEEN OXFORD COMMERCIAL OFFICE SITE PLAN AND DETAILS 1 of 4		Springstead Engineering, Inc. Consulting Engineers Planners 777 South 14th Street Lincoln, NE 68502 (402) 797-1414
CLIENT:	PROJECT:	DRAWING:
DATE: 5/16/2014	DATE: 5/16/2014	DATE: 5/16/2014
BY: [Signature]	BY: [Signature]	BY: [Signature]
CHECKED: [Signature]	CHECKED: [Signature]	CHECKED: [Signature]
SCALE: 1"=20'	SCALE: 1"=20'	SCALE: 1"=20'
SECTION: 18	SECTION: 18	SECTION: 18
NO. 121011.003	NO. 121011.003	NO. 121011.003



OWNER:
MR. WILLIAM KEEN
OXFORD COMMERCIAL OFFICE
PHONE: (402) 797-1414

ENGINEER:
Springstead Engineering, Inc.
777 South 14th Street
Lincoln, NE 68502
PHONE: (402) 797-1414

HINTS:

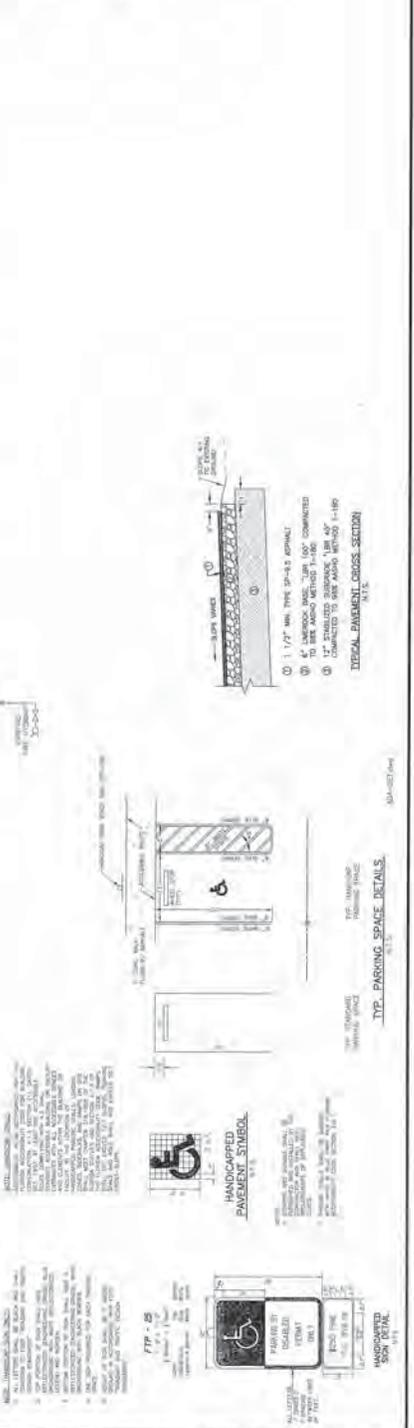
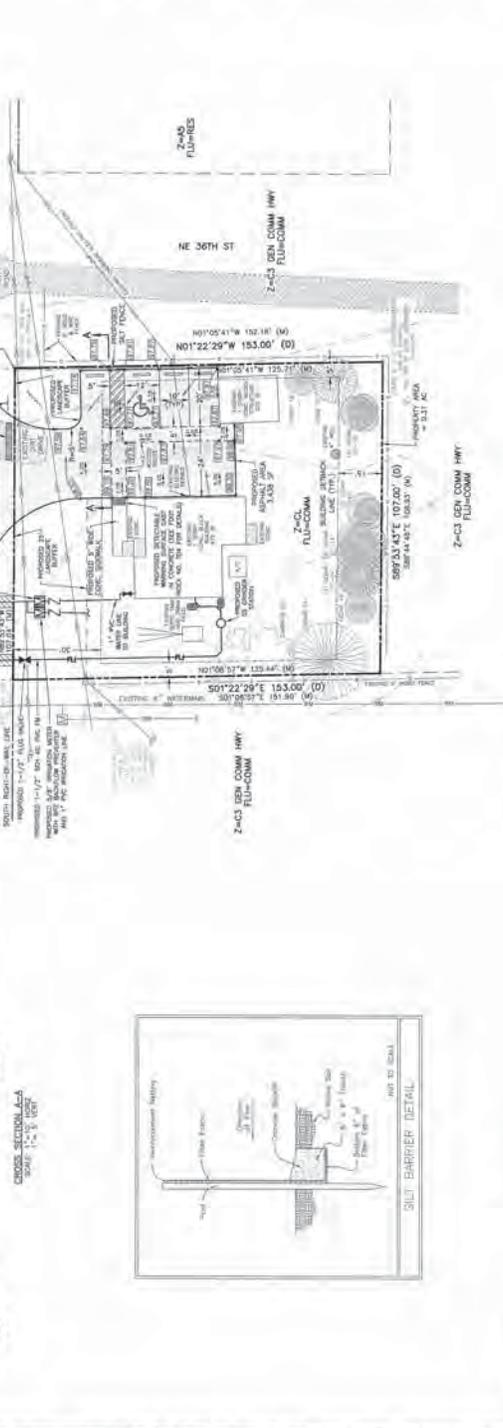
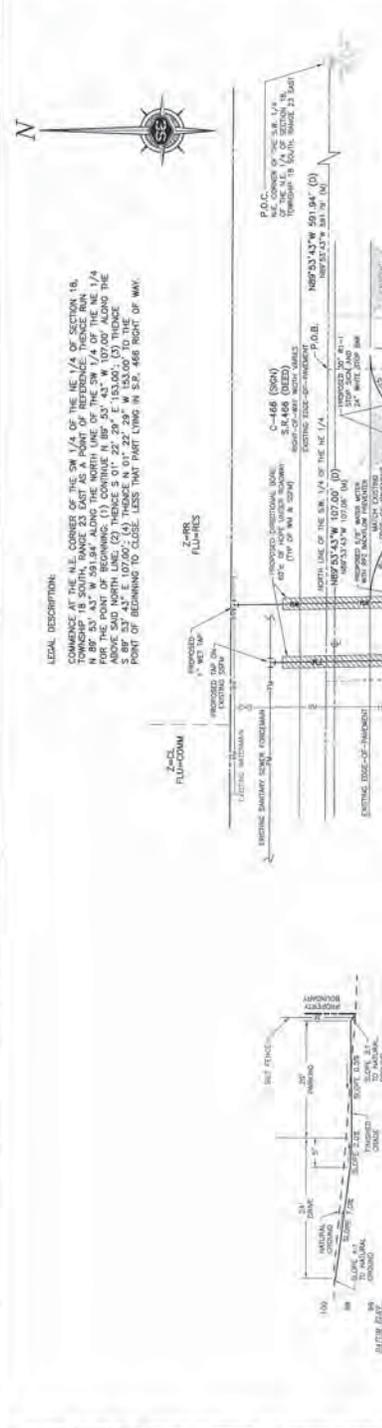
1. SITE SHALL BE CLASSIFIED AS (1)1-MULCHER SAND.
2. ALL EXISTING UTILITIES ARE TO BE MAINTAINED AND PROTECTED. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
3. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
4. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
5. A PROPOSED C-466 TOUARY WILL BE CONSTRUCTED WITH THE CITY OF LINCOLN.
6. THE CITY OF LINCOLN WILL PROVIDE THE PROVISIONS FOR THE CITY OF LINCOLN AND SANITARY SEWER TREATMENT PLANT (STP).
7. THE CITY OF LINCOLN WILL PROVIDE THE PROVISIONS FOR THE CITY OF LINCOLN AND SANITARY SEWER TREATMENT PLANT (STP).
8. THE CITY OF LINCOLN WILL PROVIDE THE PROVISIONS FOR THE CITY OF LINCOLN AND SANITARY SEWER TREATMENT PLANT (STP).
9. THE CITY OF LINCOLN WILL PROVIDE THE PROVISIONS FOR THE CITY OF LINCOLN AND SANITARY SEWER TREATMENT PLANT (STP).
10. THE CITY OF LINCOLN WILL PROVIDE THE PROVISIONS FOR THE CITY OF LINCOLN AND SANITARY SEWER TREATMENT PLANT (STP).

PARKING CALCULATIONS

USE	REQUIREMENT	REQUIREMENT
OFFICE	1 PER 200 SF	1 PER 200 SF
STORAGE	1 PER 200 SF	1 PER 200 SF
TOTAL	2 PER 200 SF	2 PER 200 SF

REQUIRED PERMITS:

SHIMAW	EXEMPT
SURVEY	APPROVED
PLANNING	APPROVED
UTILITY	APPROVED



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 1402-07 Piedmont Goodwill Wildwood Site Plan

REQUESTED ACTION: Site Plan approval (SP 1402-07) for demolition of existing residential structures and concrete; and to construct a 26,568 sq. ft. Goodwill Store.

Work Session (Report Only) **DATE OF MEETING:** 4/14/2014
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT: _____

Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The applicant seeks Site Plan approval from the City Commission for demolition of existing residential structures and concrete; and to construct a 26,568 sq. ft. Goodwill Store (Parcels D17=007, D17=008, D17=043, and D17C001). **Staff recommends approval of the Site Plan.**

Case SP 1402-07 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, April 1st, 2014. The Planning and Zoning Board/Special Magistrate gave a favorable recommendation of the Site Plan to the City Commission.



Melanie D. Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, April 1st, 2014 by the Special Magistrate. The applicant seeks Site Plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to demolish the existing residential structures and concrete; and to construct a 26,568 sq. ft. Goodwill store. The site is generally located to the northwest of the intersection of C-466 and C-105. The Engineer of Record is Joseph C. London, P.E. with London Engineering and Associates, Inc., of Ocala, Florida.

Case: SP 1402-07

Parcel: D17=007, D17=008, D17=043, and D17C001

Owner: Piedmont Companies, Inc.

Applicant: Eddie Davis for Piedmont Companies, Inc.

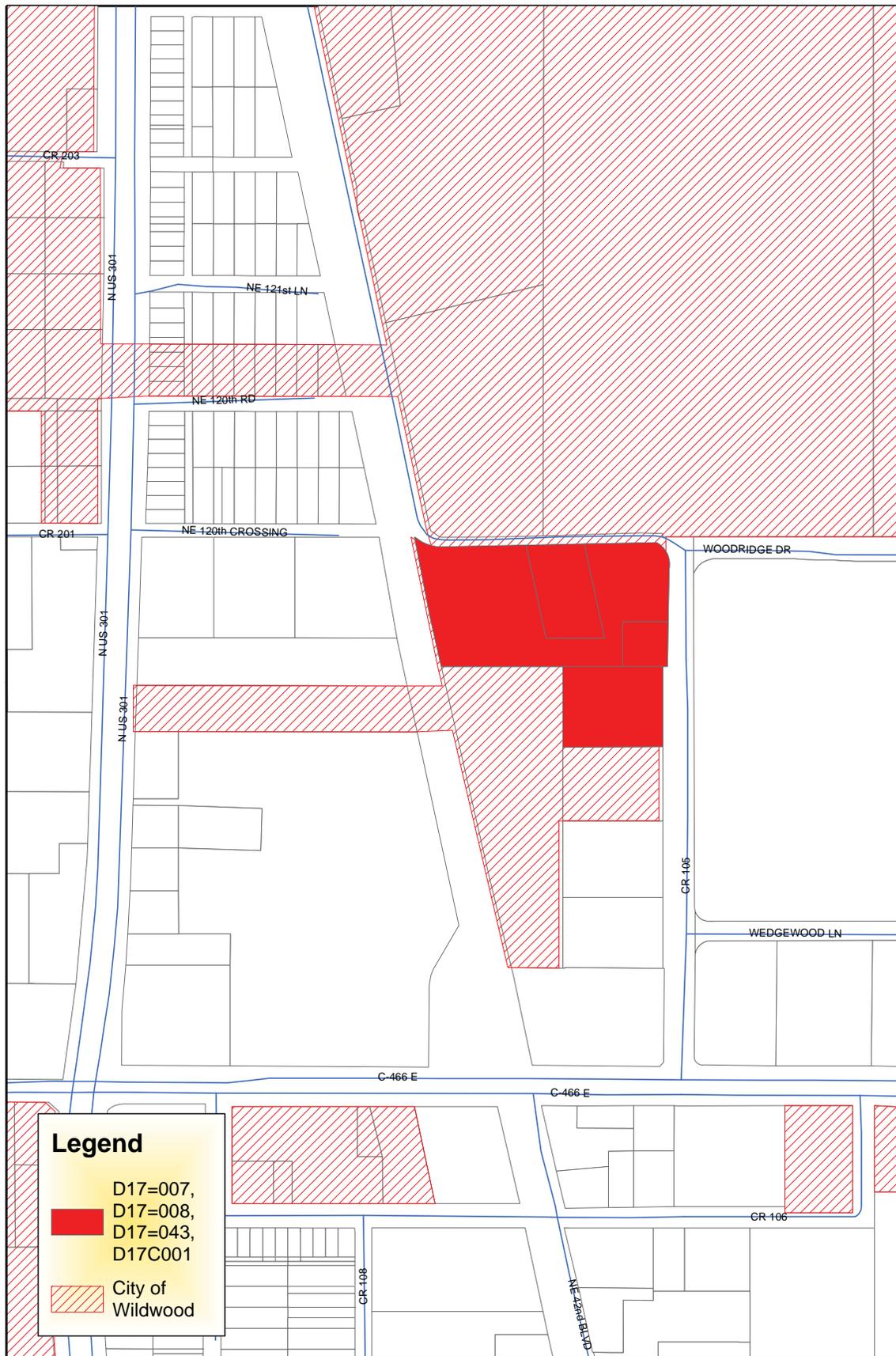
Under subsections 1.7(B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans in accordance with the procedure outlined in subsection 1.14 (B)(5) and the criteria for the approval of site plans as defined in subsection 4.4 of the LDRs.

Based upon the testimony and information presented, the Special Magistrate recommends approval and favorable recommendation of the Site Plan to the City Commission.

Dated: April 8, 2014



Archie O. Lowry, Jr.
Special Magistrate City of Wildwood



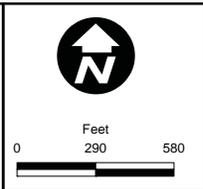
I:\Terra\GIS\Maps\Location\Location - Piedmont Goodwill Wildwood.mxd - 3/28/2014 4:16:48 PM - toneal

Legend

- D17=007,
D17=008,
D17=043,
D17C001
- City of
Wildwood



City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



**D17=007, D17=0087, D17=043, D17C001
PIEDMONT GOODWILL WILDWOOD**

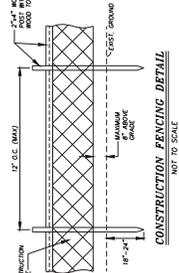
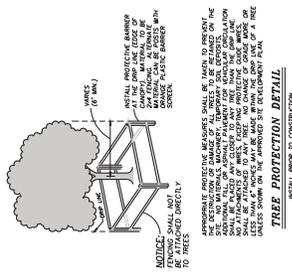
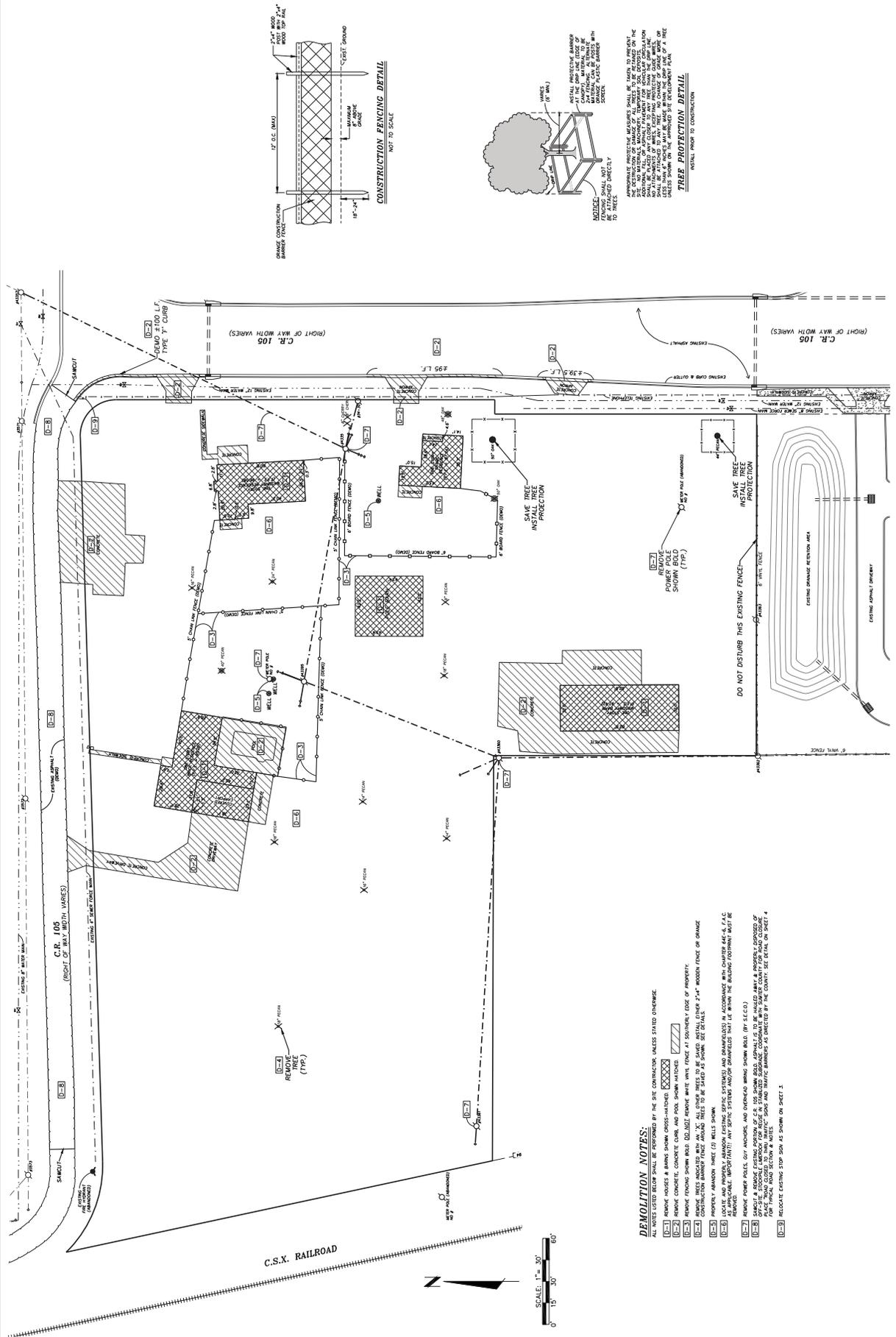
WILDWOOD, FLORIDA

MARCH 2014 LOCATION MAP

DEMOLITION & TREE CLEARING
 PIEDMONT GOODWILL
 CITY OF WILDWOOD, FLORIDA

NO	REVISION	BY	DATE
1	PER CITY/COUNTY COMMENTS	J.A.F.	02-24-14
DESIGN	J.C.L./J.A.F.	DATE	02-26-14
PROJECT	13037	FILE	SP-313
DRAW	J.A.F.		
CHECK	J.C.L.		

LONDON ENGINEERING and Associates, Inc.
 2201 S.E. 30th Avenue, Suite 101
 Ocala, Florida 34471
 Phone: (352) 690-9551
 Fax: (352) 690-6171
 CENTRAL STATE OF AUTHORIZATION #3508
 JOSEPH C. LONDON, P.E. #13694



- DEMOLITION NOTES:**
- D-1 REMOVE EXISTING CONCRETE CURB AND PAVER SIDEWALK (TYP.)
 - D-2 REMOVE EXISTING CONCRETE CURB AND PAVER SIDEWALK (TYP.)
 - D-3 REMOVE EXISTING CONCRETE CURB AND PAVER SIDEWALK (TYP.)
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C.S.X. RAILROAD



CITY, COUNTY AND LOCAL GOVERNMENT LAW SECTION

www.locgov.org

CHAIR:
Hans Ottinot, Sr.
18070 Collins Ave.
Sunny Isles Beach, FL 33160-2723
(305) 957-1302
hottinot@sibfl.net

April 1, 2014

REC'D 4-7-14
DATE
EXECUTIVE DEPT. *Jsm*

CHAIR-ELECT:
Dana L. Crosby-Collier
201 S. Rosalind Ave., Fl. 3
Orlando, FL 32801-3527
(407) 836-7320
dana.crosby-collier@ocfl.net

SECRETARY/TREASURER:
Mark CS Moriarty
City of Ft. Myers
P.O. Box 2217
Ft. Myers, FL 33902-2217
(239) 321-7056
mmoriarty@cityftmyers.com

IMMEDIATE PAST CHAIR:
Jewel White
315 Court St.
Clearwater, FL 33756-5165
(727) 464-3354
mjwhite@co.pinellas.fl.us

BOARD LIAISON:
Sandra C. Upchurch
125 S. Palmetto Ave.
Daytona Beach, FL 32114-4333
(386) 253-1560
supchurch@uww-adr.com

EXECUTIVE COUNCIL:
Terms Expiring 2014:

District 3
David C. Miller
Miami
(305) 374-7349

District 5
Michele Lieberman
Lecanto
(352) 527-2534

Terms Expiring 2015:

District 2
Jeannine Smith Williams
St. Petersburg
(727) 893-7401

District 4
Robert L. Teitler
Ft. Lauderdale
(954) 359-1032

Terms Expiring 2016:

District 1
Virginia (Ginger) Saunders Delegal
Tallahassee
(850) 922-4300

Terms Expiring 2014

At-Large Members:

Paul Bangel
Fort Lauderdale
(954) 828-5940

DeBora Cromartie-Mincey
Tampa
(813) 272-5670

Donald Crowell
Clearwater
(727) 464-3354

Craig Leen
Coral Gables
(305) 460-5218

Maggie Mooney-Portale
Sarasota
(941) 365-4950

Nancy Stuparich
Oviedo
(800) 633-6458

Ex-Officio Members:
All Past Chairs

PROGRAM ADMINISTRATOR:
Ricky D. Libbert
The Florida Bar
rllibert@flabar.org

Re: Proclamation and Pledge of Civility for the Month of May

Dear Madam/Sir:

The attorneys of the City, County and Local Government Law Section of The Florida Bar ask your local government to join with other cities and counties throughout the State of Florida in proclaiming May as "Civility Month."

Civil discourse is a cornerstone of American democracy and is a vital ingredient to successful local governance. The attorneys of the City, County and Local Government Law Section of The Florida Bar ask you to renew the pledge of public conduct that your local government may have adopted in prior years.

A sample proclamation is enclosed for your use. We are asking all local governments in Florida to adopt such a proclamation to help to uplift the tone and conduct in public meetings throughout the State. We join with our public officials in urging all citizens to exercise civility toward each other throughout the year as they participate in Florida's democratic process.

If you choose to adopt the proclamation, please send us a copy to: Ricky Libbert, The Florida Bar, 651, E. Jefferson St., Tallahassee, Florida 32399-2300, rllibert@floridabar.org

Thank you for your attention to this important matter and for your dedicated public service.

Sincerely,

Hans Ottinot
Chair

Enclosure

Proclamation

WHEREAS: the open exchange of public discourse is essential to the democratic system of government; and
WHEREAS: as a cornerstone of democracy Americans have observed certain rules of behavior generally known as civility; and
WHEREAS: civility, derived from the Latin words "civitas" meaning city and "civis" meaning citizen, is behavior worthy of citizens living in a community or in common with others; and
WHEREAS: displays of anger, rudeness, ridicule, impatience, and a lack of respect and personal attacks detract from the open exchange of ideas, prevent fair discussion of the issues, and can discourage individuals from participation in government; and
WHEREAS: civility can assist in reaching consensus on diverse issues and allow for mutually respectful ongoing relationships; and
WHEREAS: civility can uplift our daily life and make it more pleasant to live in an organized society; and
WHEREAS: the City, County and Local Government Law Section of The Florida Bar urges the adoption of a pledge of civility by all citizens in the state of Florida.

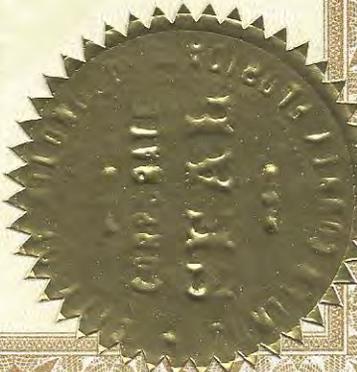
NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Wildwood, Florida, that the month of May is proclaimed as

CIVILITY MONTH

In the City of Wildwood, and urges all citizens to exercise civility toward each other.

IN WITNESS WHEREOF, we have **PASSED AND DULY ADOPTED** this 14th day of April, 2014.

CITY COMMISSION
CITY OF WILDWOOD FLORIDA



Ed Wolf, Mayor
ATTEST: Marena Roberts, Assistant City Clerk

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Novillo Planned Development – RZ 1312-04

Approval of Ordinance O2014-13.

REQUESTED ACTION:

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING:	<u>4/14/14 First Reading</u>
<input checked="" type="checkbox"/> Regular Meeting	<input type="checkbox"/> Special Meeting	<u>4/28/14 Adoption</u>

CONTRACT:	<input checked="" type="checkbox"/> N/A	Vendor/Entity:	_____
	Effective Date: _____	Termination Date:	_____
	Managing Division / Dept: _____		_____

BUDGET IMPACT: _____

<input type="checkbox"/> Annual	FUNDING SOURCE:	_____
<input type="checkbox"/> Capital	EXPENDITURE ACCOUNT:	_____
<input checked="" type="checkbox"/> N/A		

HISTORY/FACTS/ISSUES:

The applicant seeks approval from the City Commission for a “Planned Development” (PD) approval on 6.9 acre property zoned “Employment Center Mixed Use - 7” (ECNMU-7).

The project is being developed under the Section 3.21 (Mixed Use Centers) of the Land Development Regulations. Projects less than 10 acres in size are not required to contain the mix of land uses in the ECNMU-7 zoning district as stated in Table 3-5 of the Land Development Regulations and Comprehensive Plan.

Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2014-13 adopts the Novillo Planned Development Agreement. The Project’s legal description and conceptual plan have been incorporated into the Ordinance as exhibits. The PD Agreement outlines specific criteria and standards for the Project.

The Project’s development program consists of 96 apartment units with a 3,500 SF clubhouse with pool and deck area and 35,000 SF of commercial retail space. Mobile home uses have also been included in the development program to assist in redevelopment of the mobile home park use.

According to the traffic analysis submitted with the application, the Project is expected to add an additional 93 PM Peak Hour Trips. The additional trips will not cause roads or intersections to operate below the acceptable level of service. However, the development of the Project will generate the need for a right turn lane on SR 44 at the proposed project entrance.

The Sumter County School system has sufficient capacity for additional students that may be added as a result of the Project.

The Project shall be required to connect to City utilities. The City has sufficient capacity in both water and wastewater to accommodate the Project.

The Project meets or exceeds the minimum requirements of the Comprehensive Plan and the Land Development Regulations.

Staff recommends approval of Ordinance #02014-13 for the following reasons:

- The Project will significantly improve existing conditions of the property and provide a mix of uses more compatible with the surrounding area;
- Ordinance O2014-13 includes standards and criteria that mitigate the potential impacts of the Project; and
- The Project meets the minimum requirements of the Comprehensive Plan and Land Development Regulations.

Case RZ 1312-04 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, April 1, 2014. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of Ordinance O2014-13 to the City Commission.

Staff recommends approval of Ordinance O2014-13.



Melanie D. Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, April 1st, 2014 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Mixed Use Planned Development (MUPD) overlay on property zoned ECNMU-7 (Employment Center Neighborhood Mixed Use – 7 units per acre) for 96 residential units with a 3,500 sq. ft. clubhouse with pool and deck area, as well as 35,000 sq. ft. of commercial retail space. The site is generally located on the south side of SR 44, between Powell Road and S. Buena Vista Boulevard. The Engineer of Record is Kenneth R. (Ted) Wicks with Wicks Engineering Services, Inc. of Tavares, Florida.

Case: RZ 1312-04

Parcel: G17=008

Owner: Walter X. and Norma G. Novillo

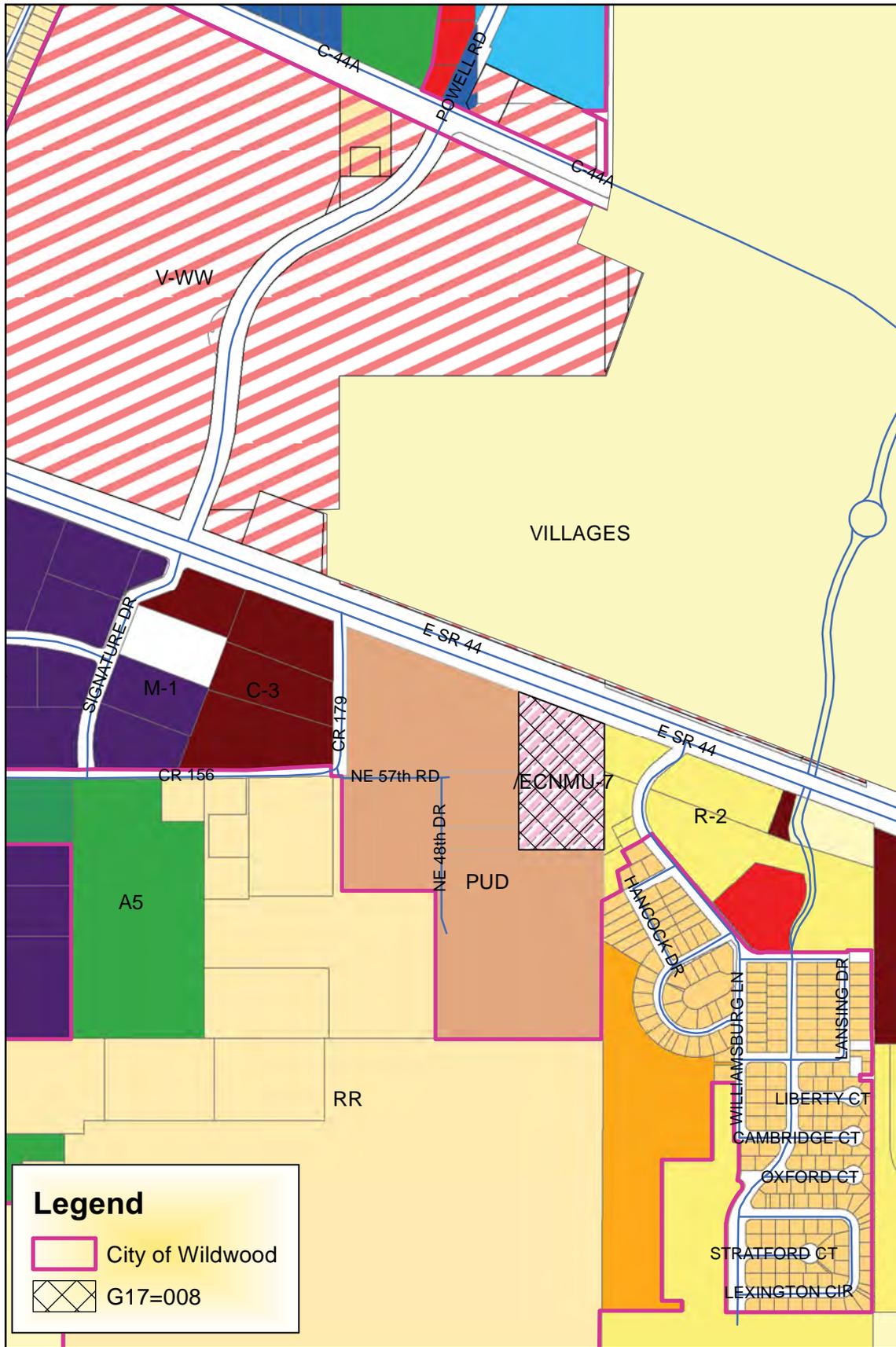
Applicant: SAME

Under subsections 1.7(B)(2), 3.3(B)(3), and 8.2(E) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed zoning amendments in accordance with the procedure outlined in subsection 1.14 (B)(3) and the criteria for the approval of zoning amendments as defined in subsection 3.3(B)(4) of the LDRs.

Based upon the testimony and information presented, the Special Magistrate recommends approval of the Zoning Map Amendment and favorable recommendation of Ordinance O2014-13 to the City Commission.

Dated: April 8, 2014


Archie O. Lowry, Jr.
Special Magistrate City of Wildwood



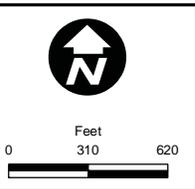
Legend

-  City of Wildwood
-  G17=008

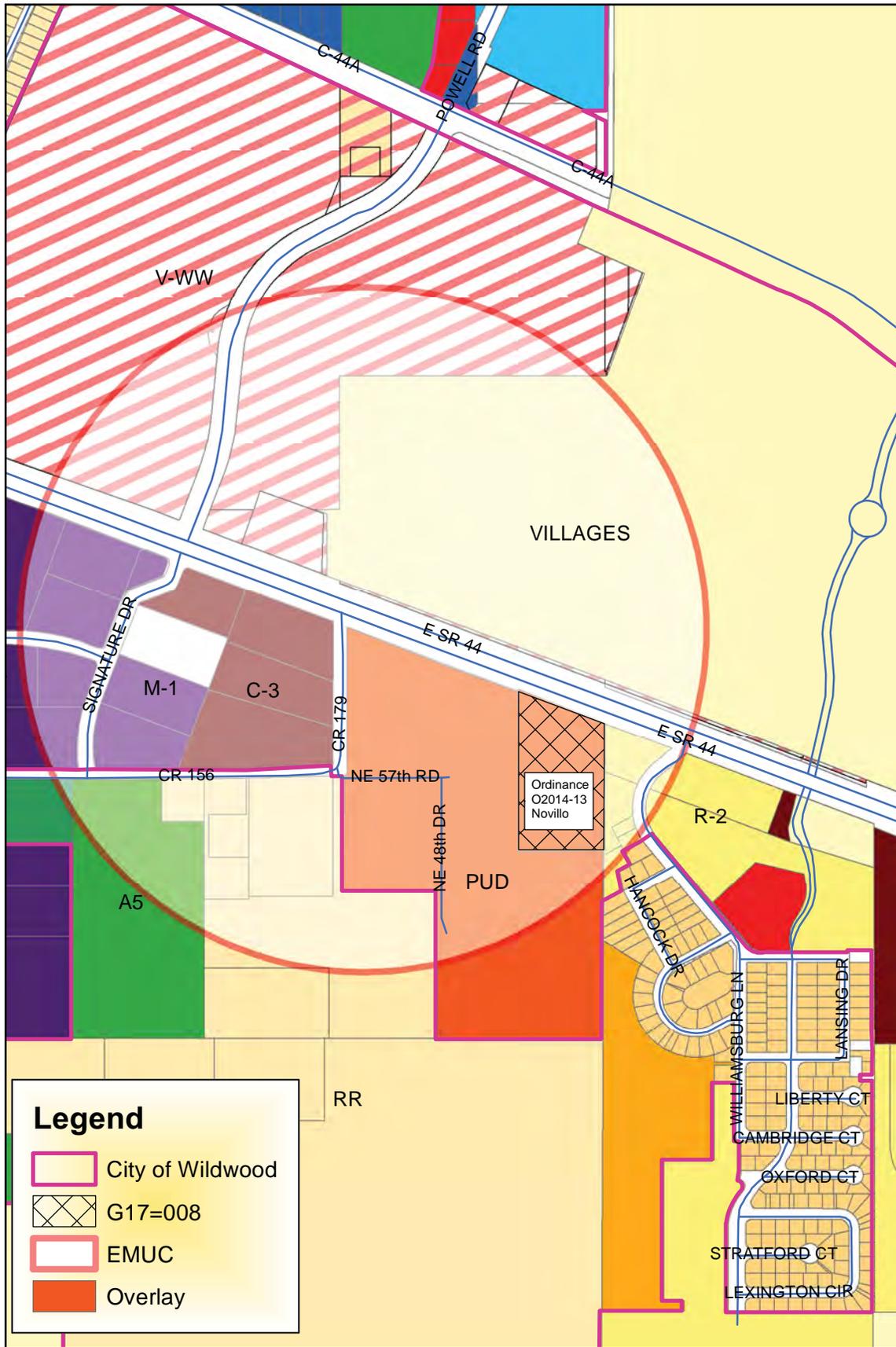
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City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



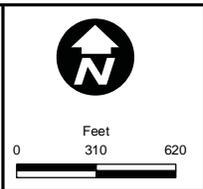
G17=008 NOVILLO PROPERTY	
WILDWOOD, FLORIDA	
FEBRUARY 2014	EXISTING ZONING



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City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



G17=008 NOVILLO PROPERTY	
WILDWOOD, FLORIDA	
FEBRUARY 2014	OVERLAY ZONING

ORDINANCE NO. 2014-13

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY WALTER X. AND NORMA G. NOVILLO; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The application filed by Walter X. & Norma G. Novillo (hereinafter referred to as the, "Developer") for a Mixed Use Commercial/Office and Multi-Family Residential Planned Development was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____ 2014. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on March 4, 2014 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Novillo Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on December 30, 2013 by the Developer.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop a Project consisting of 6.9 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.

- F. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Mixed Use Planned Development of the lands described in “Exhibit A”.
- B. That the zoning district of the subject land described in “Exhibit A” is classified as Employment Center Neighborhood Mixed Use (ECNMU-7) on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by Wicks Engineering Services dated 12-26-13 is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

- 1) The conceptual development plan illustrates general location of the following land uses:
 - a. Commercial Retail and Office;
 - b. Residential; and
 - c. Recreation: Clubhouse with pool and deck area

C. Development Program. The Project shall be developed in one (1) phase in accordance with the conceptual development plan and this Section. The Project is being developed under the provisions stated in Section 3.21 (Mixed Use Centers) of the Land Development Regulations. Projects less than 10 acres in size are not required to contain the mix of land uses in the ECNMU-7 zoning district as stated in Table 3-5 of the Land Development Regulations and Comprehensive Plan. Projects within Mixed Use Centers shall adhere to the maximum allowable dwelling units and non-residential square footage permissible as established in the planned development agreement. Therefore, the following shall apply:

- 1) Residential. All residential use types shall be allowed within the development, including mobile homes.
- 2) Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Residential	3.69
Commercial Retail and Office	1.56
Open Space	1.73
Total	6.92

- 3) Maximum Development Potential. Residential and non-residential development shall not exceed the following:

Land Use	Square Feet	Units
Residential		96
Commercial	35,000	

D. Amendments. The Development Services Director, or designee, shall have the authority to approve non-substantial changes to the conceptual development plan without a public hearing. Additional improvements such as paving of parking areas and drive isles, stormwater retention, and connection to City potable water or wastewater shall require an amendment to the project's site plan and may not require an amendment to this Planned Development Agreement. The determination of what

- constitutes a non-substantial change shall be at the Development Services Director's discretion. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan shall be submitted for review and approval in the manner required by Chapter 4 of the Land Development Regulations.
 - F. Principal Uses. Principal uses listed in Chapter 3, Table 3-6 of the Land Development Regulations shall be permitted within the project. Mobile homes may also be considered a principal use for the Project.
 - G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standard prescribed in Chapter 3 of the Land Development Regulations for the Employment Center Neighborhood Mixed Use (ECNMU-7) zoning district.
 - H. Design District Standards. Unless otherwise noted, the Project shall adhere to the Design District Standards pursuant to section 6.12 of the Land Development Regulations.
 - G. Recreation and Open Space. The Project shall maintain a minimum of 25% open space.
 - 1) Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other public similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, right-of-ways, yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.
 - 2) Buffers. The Project shall maintain a 25' buffer along the project's southern, eastern and western boundaries. The project will maintain a 25' buffer along SR 44. Buffers shall contain canopy and

understory trees as well as a 3' tall hedge in accordance with the Design District Standards. A 5' sidewalk shall also be incorporated into the buffer area along the northern boundary of the Project (SR 44).

- 3) Parks and Recreation. The Project shall contain a clubhouse with pool and deck area. No parks shall be required.

H. Environmental Considerations. Environmental Analysis has been waived as the Project has been previously developed.

I. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project will connect to City Water and Wastewater prior to issuance of any Certificate of Occupancy. Reuse water is not currently available to the Project and shall not be required.
- 2) Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
- 3) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District and Chapter 6, Section 6.4 of the City's Land Development Regulations.
- 4) Underground Utilities. All utilities on site shall be located underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utility easement, serving lands other than the Project, shall be underground.
- 5) Lighting. Exterior lighting of all building and parking lots shall be designed so that light is not directed off of the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs so as to eliminate spill light, trespass light and glare.

J. Access, Parking, and Transportation.

- 1) Access. The Project's main access is off of SR 44, a four lane highway. One access point shall be required for the development. However, location of access point shall be determined by the Florida Department of Transportation (FDOT).

- 2) Internal Roadways.
- a. The Project shall vacate the existing county road within the existing developed area.
 - b. The Project shall provide roadway connection between the Commercial, Residential and Recreational areas. The roadway shall be constructed as per the typical road section shown on the conceptual plan.
 - c. The Project shall provide a sidewalk network within the residential area to encourage walking and bicycling within the development. A 5' sidewalk shall be required along both sides of the access road and connect to the required sidewalk along SR 44 within the buffer area.
- 3) Transportation System Improvements. The Project shall be required to construct a right turn land on SR 44 at the proposed project entrance. The Project is not projected to cause affected roads or intersections to operate below the existing levels of service.
- O. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned or delayed, for the maintenance of common areas. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.
- P. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3(O) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

- Q. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.

- P. Expiration of Planned Development Agreement. Actual construction must begin within the Planned Development within 24 months of the final adoption of the Planned Development Agreement. If no construction has started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this ____ day of _____, 2014.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: _____
Marena Robers, as acting City Clerk

ED WOLF, MAYOR

First Reading: _____

Second Reading: _____

Approved as to Form:

Ashley Hunt, City Attorney

Ordinance O2014-13
“Exhibit A”
Parcel G17=008 (Novillo)
Legal Description

Development Application for Walter X. Novillo and Norma G. Novillo

Legal Description

(Taken from Warranty Deed recorded in Book 926 Pgs 403-404, Sumter County, FL)

PARCEL NO- 1:

Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; run West 140 yards; South 105 yards; East 140 yards; North 105 yards to the Point of Beginning.

PARCEL NO. 2:

The East 20 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4, Sumter County, Florida, South of S.R. #44, in Section 17, Township 19 South, Range 23 East.

PARCEL NO. 3:

Beginning at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; thence North 89°58'00" West along the South boundary of said Northeast 1/4 of the Northeast 1/4, 420 feet; thence North parallel to the East boundary of said Northeast 1/4 of the Northeast 1/4, 412.34 feet to the Southerly right of way line of said State Road, said point being 50.00 feet from and at right angle to the centerline of said State Road #44; thence South 69°43'30" East along said Southerly-right-of-way line 447.74 feet to the East boundary of said Northeast 1/4 of the Northeast 1/4; thence South along said East boundary 257.43 feet to the point of beginning. Less the East 20 feet thereof.

PARCEL No. 4:

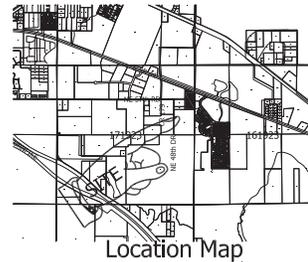
Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; run West along the North line of said Southeast 1/4 of the Northeast 1/4, 140 yards; South 105 yards to the point of beginning; thence south 22-1/2 yards; East 140 yards; North 22-1/2 yards; West 140 yards to the point of beginning.

Ordinance O2014-13

“Exhibit B”

Parcel G17=008 (Novillo)

Planned Development Conceptual Plan



Owner: Novillo Walter X and Norma G
3551 Furlong Way
Gotha, Florida 34734

Agent: Wicks Engineering Services, Inc.
C/O Ted Wicks
225 West Main Street
Tavares, Florida 32778
(352) 343-8667

Engineer: Wicks Engineering Services, Inc.
C/O Ted Wicks
225 West Main Street
Tavares, Florida 32778
(352) 343-8667

Notes:

- Total project area 6.92 acres +/-, 6.92 +/- acres net developable
- Future Land use category Employment Center Neighborhood Mixed Use.
- Existing zoning ECNMU-7
- Requested zoning MUPUD
- Net residential density 13.9 du/acre
- Open space 1.73 acres (25%)
- Parking to be by ULI amended standards 25% compact parking and 5% motorcycle parking
- Commercial parking to be provided in commercial area
- Vacate Internal county road R.O.W.
- Central water and sewer from City of Wildwood. Stormwater management by system of pipes and retention ponds. All improvements to be constructed by developer.
- 25' perimeter landscape buffer as shown in detail.
- Potential residential types: multi-family apartments
- Parks and recreation as shown
- Sidewalk location shown in road cross section.
- Skilled nursing and ACLF allowed in commercial areas.
- Employment Center Mixed Use Center
- No wetlands on site
- Project is being developed under the provisions stated in Section 3.21 (Mixed Use Centers) of the Land Development Regulations. Projects less than 10 acres in size are not required to contain the mix of land uses in the ECNMU-7 zoning district as stated in Table 3-5 of the Land Development Regulations and the Comprehensive Plan.

Open Space:
total project area 6.92 acres usable land
commercial land area = 1.56 acres
residential land area = 5.36 acres

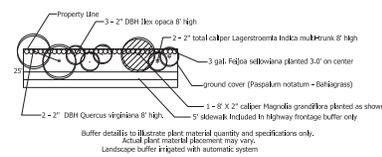
residential buffer open space = 0.84 acres
other residential open space = 0.50 acres
total residential open space = 1.34 acres
1.34 acres/5.36 residential acres = 25% residential open space

commercial buffer open space = .39 acres
total project open space 1.34 + .39 = 1.73 acres
1.73 acres/6.92 project acres = 25% total project open space

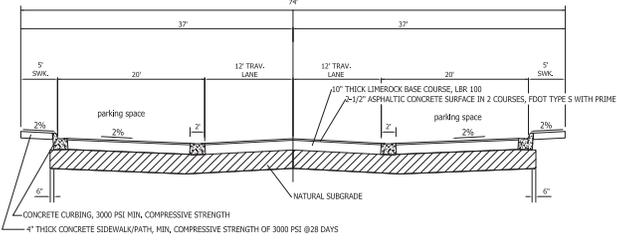
Parking:
35,000 sq ft of commercial
70 spaces required @ 2 spaces per 1000 sq ft average (ULI)
commercial parking to be in commercial area

144 residential parking required @ 1.5 spaces per unit
214 spaces total required

204 car parking spaces
10 motorcycle spaces (5%)
214 spaces total provided

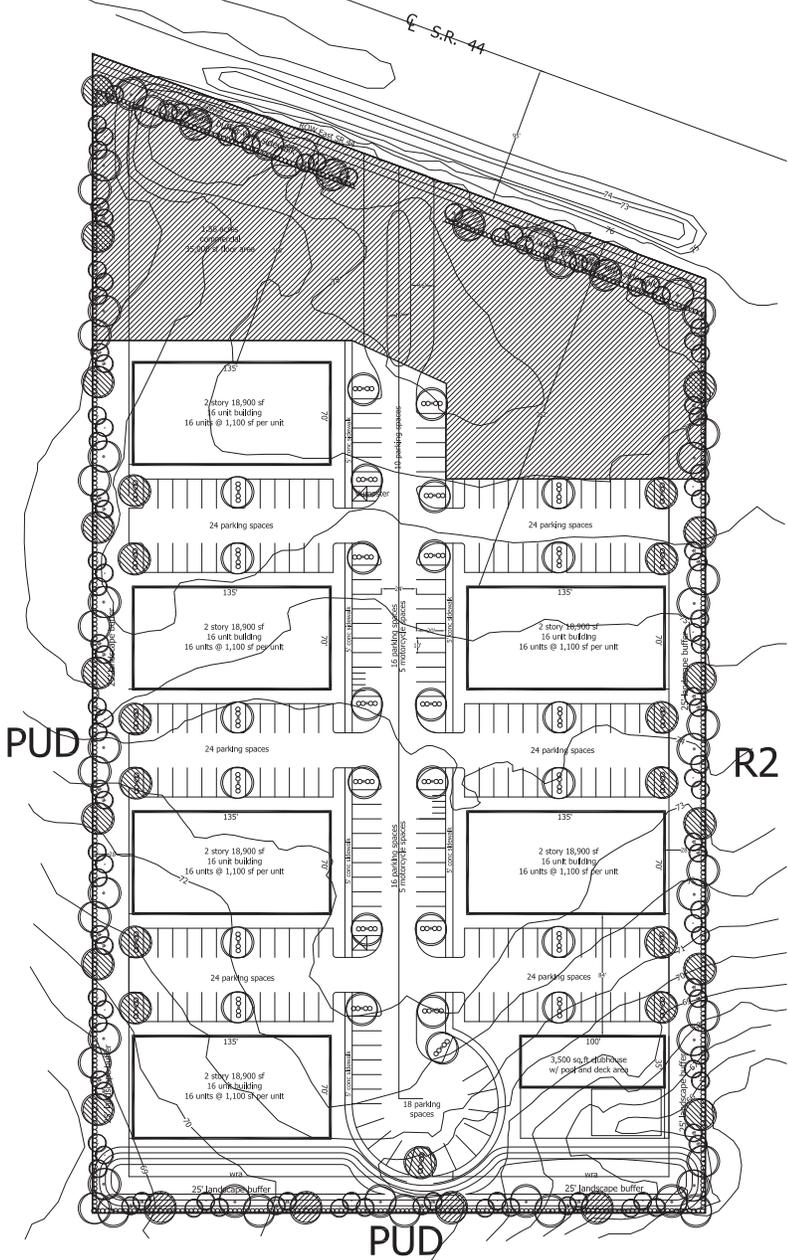


100 Feet of Typical 25' Perimeter Landscape Buffer



Typical Road Section With Sidewalk and Parking

January 15th, 2014
GRAPHIC SCALE



Legal Description:

PARCEL NO. 1:
Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; run West 140 yards; South 105 yards; East 140 yards; North 105 yards to the Point of Beginning.

PARCEL NO. 2:
The East 20 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4, Sumter County, Florida, South of S.R. #44, in Section 17, Township 19 South, Range 23 East.

PARCEL NO. 3:
Beginning at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; thence North 89°58'00" West along the South boundary of said Northeast 1/4 of the Northeast 1/4, 420 feet; thence North parallel to the East boundary of said Northeast 1/4 of the Northeast 1/4, 412.34 feet to the Southerly right of way line of said State Road, said point being 50.00 feet from and at right angle to the centerline of said State Road #44; thence South 69°43'30" East along said Southerly-right-of-way line 447.74 feet to the East boundary of said Northeast 1/4 of the Northeast 1/4; thence South along said East boundary 257.43 feet to the point of beginning. Less the East 20 feet thereof.

PARCEL No. 4:
Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; run West along the North line of said Southeast 1/4 of the Northeast 1/4, 140 yards; South 105 yards to the point of beginning; thence south 22-1/2 yards; East 140 yards; North 22-1/2 yards; West 140 yards to the point of beginning.

KARENETH R. WICKS, P.E. FL REG. NO. 33274 DATE:

Drawn: LRH	
Checked: KRW	
Date: 01/15/2014	
Scale: AS SHOWN	
REVISION:	DATE:
File No.: 1152014	
Sheet:	

Conceptual Development Plan For:
Novillo Mixed Use PUD
Wildwood, Florida

Novillo Walter X and Norma G
3551 Furlong Way
Gotha, Florida 34734

Wicks Engineering Services, Inc.
225 West Main Street, Tavares, Florida 32778
www.wicksengineering.com (352) 343-8667
C.A. #30062

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Trailwinds Planned Development – RZ 1310-02

Approval of Ordinance O2014-18.

REQUESTED ACTION:

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING:	<u>4/14/14 First Reading</u>
<input checked="" type="checkbox"/> Regular Meeting	<input type="checkbox"/> Special Meeting	<u>4/28/14 Adoption</u>

CONTRACT:	<input checked="" type="checkbox"/> N/A	Vendor/Entity:	_____
	Effective Date: _____	Termination Date:	_____
	Managing Division / Dept: _____		_____

BUDGET IMPACT: _____

<input type="checkbox"/> Annual	FUNDING SOURCE:	_____
<input type="checkbox"/> Capital	EXPENDITURE ACCOUNT:	_____
<input checked="" type="checkbox"/> N/A		

HISTORY/FACTS/ISSUES:

The applicant seeks approval from the City Commission for a “Planned Development” (PD) amendment for the Trailwinds project. Trailwinds is a 157 acre mixed use project that was approved through a Planned Development Agreement (Ordinance O2012-07). The modifications are proposed in Ordinance O2014-18.

A recent text amendment to the Future Land Use Element of the City’s Comprehensive Plan designated the Trailwinds development as a Regional Activity Center (RAC) pursuant to F.S. 380.06(2)(e) and Rule 28.24.014(10), F.A.C. Designation as a RAC allows the project to exceed the Development of Regional Impact (DRI) thresholds. As a result of the RAC designation, the applicant is modifying the Planned Development Ordinance (O2012-07) to increase the amount of development that may occur within the Project without undergoing a DRI review.

The Project’s development program is consistent with the underlying Central Mixed Use zoning designation in terms of the required mix of uses and permitted density within the Project. The proposed development program consists of 450 dwelling units, 485,000 SF of commercial retail, 200,000 SF of commercial office, and no less than 9.5 acres of parks. The residential component of the Project allows for a conversion of the residential units to Assisted Living Facility beds.

This Project has been reviewed extensively by the City, County, and Lake-Sumter MPO as to its impacts on public facilities and service as well as on the surrounding neighborhoods. To mitigate the impacts to the transportation network, Ordinance O2014-18 requires the Project to construct a 2nd westbound left turn lane on C-466A at Powell Road and left and right turn deceleration lanes at all site access points. Traffic signals at site access points may also be constructed if warranted by Sumter County. A \$1.8 million developer funded sewer line improvement that is necessary to serve the Project is currently underway.

Throughout the Project, numerous residents within The Villages have voiced concerns about the Project. To further inform the public about the Project, the applicant team held a community meeting on February 19, 2014 at the Wildwood Community Center. The developer has also proposed changes to the conceptual development plan, such as relocating storm water ponds and removing roadways, which will likely reduce the potential impact on the neighboring residents.

The Project meets or exceeds the minimum requirements of the Comprehensive Plan and the Land Development Regulations.

Staff recommends approval of Ordinance #02014-18 for the following reasons:

- The reconfiguration of the Project's development form lessens impacts to the neighboring residents of The Villages;
- The nature and characteristics of the Project are consistent with development trends in the area; and
- Ordinances O2012-07 and O2014-18 include standards and criteria that mitigate the potential impacts of the Project; and
- The Project meets or exceeds the minimum requirements of the Comprehensive Plan and Land Development Regulations.

Case RZ 1310-02 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, April 1, 2014. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of Ordinance O2014-18 subject to:

1. The final Ordinance being amended and restated, in order to have one ordinance that embodies all requirements; and
2. The City Commission having further discussion regarding the necessity of the seven access points proposed along C-466A.

Staff recommends approval of amended and restated Ordinance O2014-18.



Melanie D. Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, April 1st, 2014 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to amend and restate Ordinance O2012-07 via Ordinance O2014-18, modifying their conceptual plan and providing for a 296 bed Independent Living Facility; a 462 bed Assisted Living Facility; 485,000 sq. ft. of commercial sales and 200,000 sq. ft. of commercial office space. The site is generally located on the north side of C-466A to the east of the intersection with Powell Road/C-462 near The Villages. The Engineer of Record is Richard Joudrey, P.E. with AVID Group of Palm Harbor, Florida.

Case: RZ 1310-02

Parcels: G03=004, G04=004, and G04=021

Owner: Word Family, LLC (Tom Word)

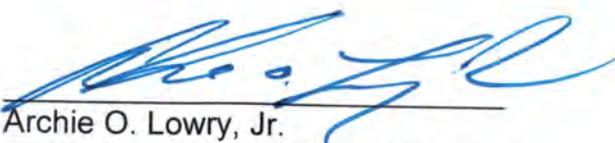
Applicant: AVID Group on behalf of the Word Family, LLC

Under subsections 1.7(B)(2), 3.3(B)(3), and 8.2(E) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed zoning amendments in accordance with the procedure outlined in subsection 1.14 (B)(3) and the criteria for the approval of zoning amendments as defined in subsection 3.3(B)(4) of the LDRs.

Based upon the testimony and information presented, the Special Magistrate recommends approval of the Zoning Map Amendment and favorable recommendation of Ordinance O2014-18 to the City Commission, subject to:

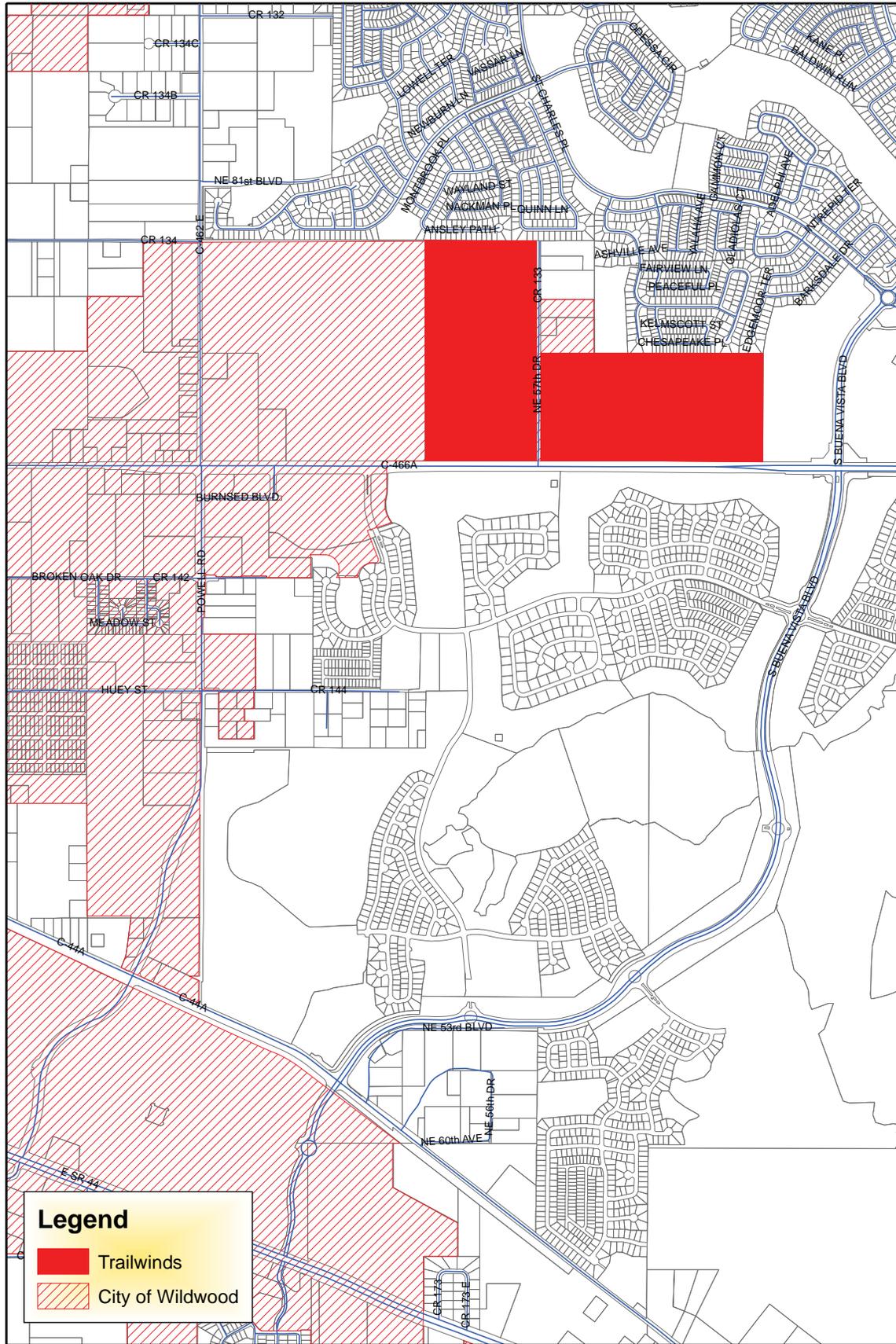
1. The Ordinance being amended and restated, in order to have one ordinance that embodies all requirements; and
2. The City Commission having further discussion regarding the necessity of the seven access points proposed along C-466A.

Dated: April 1, 2014



Archie O. Lowry, Jr.

Special Magistrate City of Wildwood

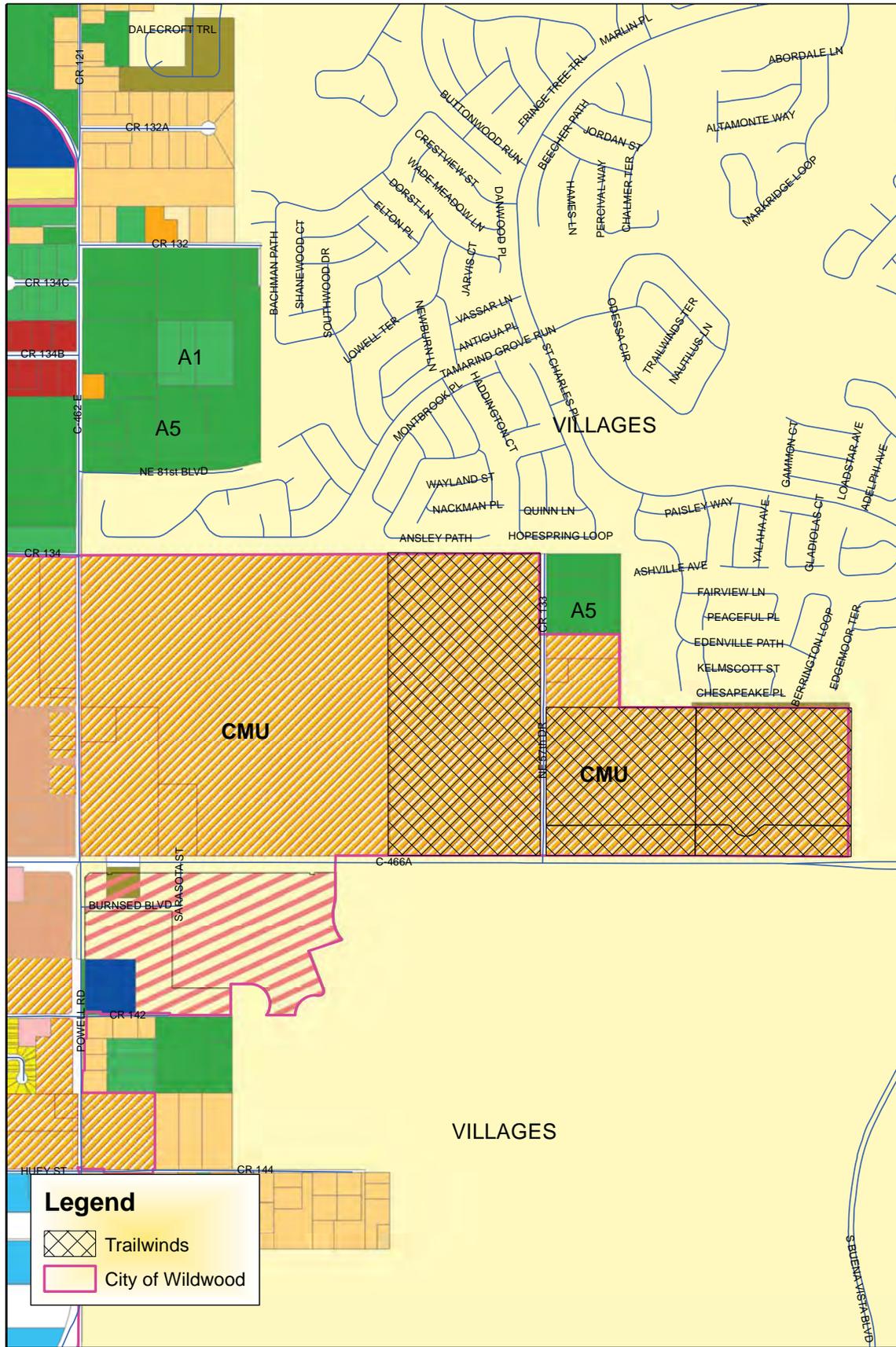


Legend

- Trailwinds
- City of Wildwood

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	City of Wildwood 100 North Main Street Wildwood, FL 34485 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 290 580 	TRAILWINDS WILDWOOD, FLORIDA	
			FEBRUARY 2014	LOCATION MAP

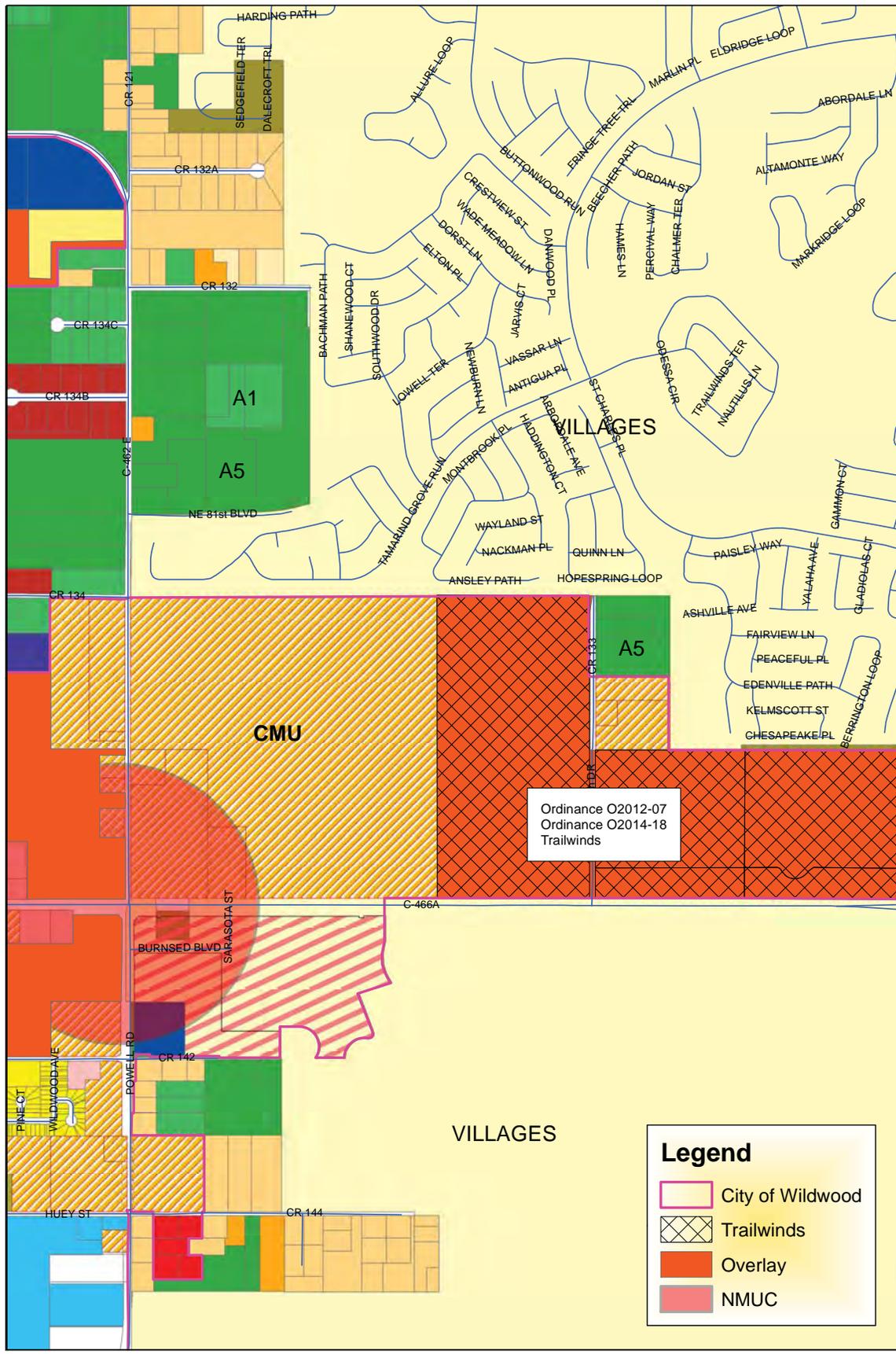


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Legend

- Trailwinds
- City of Wildwood

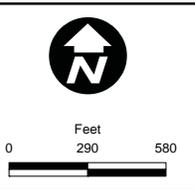
<p>City of Wildwood 100 North Main Street Wildwood, FL 34485 Phone: (352) 330-1330 www.wildwood-fl.gov</p>	<p>Feet 0 290 580</p>	TRAILWINDS	
		WILDWOOD, FLORIDA	
		FEBRUARY 2014	EXISTING ZONING



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City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



TRAILWINDS	
WILDWOOD, FLORIDA	
FEBRUARY 2014	ZONING OVERLAY

ORDINANCE NO. O2014-18

**AN ORDINANCE OF THE CITY OF WILDWOOD
FLORIDA; AMENDING ORDINANCE O2012-07
CONCERNING THE TRAILWINDS VILLAGE PLANNED
DEVELOPMENT; PROVIDING FOR CODIFICATION; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Word Family LLC (hereinafter the “Developer”) filed an application for a Planned Development application together with supporting documents, analyses, maps, charts, and other evidence and instruments on October 31, 2011;

WHEREAS, based upon the recommendation of the Project Review Committee, and testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on February 7, 2012, and otherwise being fully informed the City Commission duly adopted Ordinance O2012-07 on February 27, 2012;

WHEREAS, the City Commission adopted Ordinance O2013-54 on January 13, 2014 amending the City’s Comprehensive Plan and designating the Trailwinds Village project as a “Regional Activity Center” pursuant to Chapter 380.06(2)(2) of the Florida Statutes and Rule 28.24.014(10)(a) of the Florida Administrative Code; and

WHEREAS, at this time, the Developer desires to make certain amendments to Ordinance O2012-07.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the City Commission of Wildwood, Florida, as follows:

SECTION 1. Ordinance O2012-07 of the City of Wildwood, Florida is hereby amended as indicated below.

1. All terms and provisions of Ordinance O2012-07 shall remain the same unless specifically amended below.

2. Section 3, Paragraph B, is amended by restating Paragraph B of Section 3 as set forth below:

B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by AVID Group dated March 24, 2014 (revision date) is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

- 1) The conceptual development plan illustrates the general location of the following land uses:
 - a. Residential: Adult Living Facility (ALF) and Independent Living Facility (ILF);
 - b. Commercial Office and Medical Office;
 - c. Commercial Sales and Retail; and
 - d. Recreational (Parks)
- 2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by compensating storage capacity in flood prone areas, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements.

3. Section 3, Paragraph C, is amended by restating Paragraph C of Section 3 as set forth below:

C. Development Program. The Project shall be developed in a single phase in accordance with the conceptual development plan and this Section.

- 1) Residential Development. The residential component of the Project shall contain a mix of two (2) or more housing types. Assisted Living Facilities and Independent Living Facilities each count as one (1) housing type. Conversions of ALF beds and ILF units to other residential units are permitted. Three (3) ALF beds shall equal one (1) residential unit. One (1) ILF unit shall equal one (1) residential unit.
- 2) Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Residential (ALF and ILF)	32.20
Commercial and Medical Office	10.02
Commercial Sales and Retail	61.31
Recreation	9.59
Total	113.12

Note: There are 43.90 acres within the nonresidential areas that consist of drainage retention areas, open space, and right-of-way for total project acreage of 157 +/- acres.

- 3) Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following:

Land Use	Square Feet (SF)	Beds/Units
Residential		462 (ALF beds) 296 (dwelling units)
Office	200,000	
Retail	485,000	

- 4) Land Use (Trip) Equivalency Matrix. Land uses may be converted in accordance with the following Table provided doing so does not exceed Development of Regional Impact thresholds for the Regional Activity Center, as established by F.S. § 380.06(2)(d) and Chapter 28-24, Florida Administrative Code. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 9th Edition.

		Change To						
		Residential, Condo/Townhome (Per Unit)	Residential, Apartment/Multi-Family (Per Unit)	Residential, ACLF (Per Bed)	Residential, ILF (Per Unit)	Commercial Sales (1,000 SF)	General Office (1,000 SF)	Medical Office (1,000 SF)
Change From	Residential, Condo/Town Home (Per Unit)	N/A	1.701	0.616	0.762	8.505	4.219	10.039
	Residential, Apartment/Multi-Family (Per Unit)	0.588	N/A	0.362	0.448	5.001	2.480	5.902
	Residential, ACLF (Per Bed)	1.625	2.763	N/A	1.239	13.818	6.854	16.310
	Residential, ILF (Per Unit)	1.312	2.231	0.807	N/A	11.155	5.533	13.167
	Commercial Sales (1,000 SF)	0.118	0.200	0.072	0.090	N/A	0.496	1.180
	General Office (1,000 SF)	0.237	0.403	0.146	0.181	2.016	N/A	2.380
	Medical Office (1,000 SF)	0.100	0.169	0.061	0.076	0.847	0.420	N/A

Example #1: To convert from Commercial Sales to Medical Office

Take the desired sq.ft. of Medical Office and multiply by the equivalency factor to get the equivalent sq.ft. of Commercial Sales
 $20,000 \text{ sq.ft. of Medical Office} * 1.180 \text{ (Commercial Sales equiv. Factor)} = 23,600 \text{ sq.ft. of Commercial Sales}$
 To add 20,000 sq.ft. of Medical Office, you reduce Commercial Sales by 23,600 sq.ft.

Example #2: To convert from Commercial Sales to ACLF Beds

Take the desired ACLF Beds and multiply by the equivalency factor to get the equivalent sq.ft. of Commercial Sales
 $200 \text{ ACLF Beds} * 0.072 \text{ (Commercial Sales equiv. factor)} = 14.4 * 1,000 = 14,400 \text{ sq.ft. Commercial Sales}$
 To add 200 ACLF Beds, you reduce Commercial Sales by 14,400 sq.ft.

- 5) Signage.
 - a) The Project may contain up to three (3) Shopping/Office Center signs. The signs shall be located within the landscaped medians at the project entrances at C-466A.
 - b) The Shopping/Office Center signs shall be monument signs and shall consist of one (1) Type A sign and two (2) Type B signs as shown on "Exhibit E."
 - c) All other signage including directional and occupant identification is required to meet the City's Design District Standards for signage.

4. Section 3, Paragraph F, is amended and restated by restating Paragraph F of Section 3 as set forth below:

- F. Principal Uses. The following uses shall be allowed within the Project.
 - 1) All permitted principal uses listed in Chapter 3, Table 3-6 of the Land Development Regulations for the CMU zoning district.
 - 2) Retail and wholesale commercial establishments for lumber, building and landscaping supplies, equipment, and other similar uses. However, the outside storage of goods must be:
 - a) Located contiguous either behind or flanking the principal structure;
 - b) Enclosed by a screen or other similar material; and
 - c) Architecturally compatible with the principal structure.
 - 3) Indoor shooting range and gun shop, including the sale, rental, and repair/service of firearms, ammunition, and other shooting accessories and sporting goods. The indoor gun range shall be designed to contain projectiles, debris and pollution within the building through the use of baffles, backstops, HVAC systems, soundproofing, or other barriers. Noise levels measured at the property line shall not exceed sixty (60) dBA. Parking requirements shall be 1 parking space per shooting lane, plus 4 spaces per 1,000 sq.ft. of retail sales and office area, plus 10 spaces per instructional classroom, if any.
 - 4) Indoor self-storage facility. No outdoor storage of RVs, boats, campers, vehicles, other similar equipment and items is allowed unless completely enclosed and screened by a wall that is architecturally compatible with the principal structure.
 - 5) Temporary sales/leasing office (modular building or trailer).

5. Section 3, Paragraph I, is amended and restated by restating Paragraph I of Section 3 as set forth below:

- I. Recreation and Open Space. The Project shall maintain a minimum of 15% open space.
- 1) Parks and Recreation. The Project shall contain a minimum of 9.5 acres of parks which may include both passive and active recreation parks.
 - 2) Buffers.
 - a) The Project shall contain a 25' perimeter landscape buffer along CR 466 and along the northern boundary where it abuts platted single-family subdivision lots within The Villages of Sumter. The buffer is intended to protect the privacy and well-being of the adjacent homes within The Villages and to mitigate potential visual and noise impacts of the Project. The buffer will be continuous and contain canopy and understory trees as well as a 3' tall hedge in conformance with the buffer detail sections incorporated into this Ordinance as "Exhibit C."
 - b) The width of the perimeter buffer described above may be reduced to 20' on eastern and western property lines, along NE 57th Drive, and on the northern property line where the property does not border a home within The Villages.
 - c) The Project will also contain 10' wide interior buffers in instances where there is a change of land use and along both sides of internal roadways (public and private) as depicted on "Exhibit C" and the typical internal roadway section as depicted on "Exhibit D".
 - d) Any on-site booster pumps, tanks, or lift stations needed to serve the Project shall be screened, buffered and located outside of the perimeter buffer.
 - 3) Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other public similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include right-of-ways, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

6. Section 3, Paragraph L is amended and restated by Paragraph L, Section 3 as set forth below:

L. Access and Transportation

1) Access.

- a) CR 466A. CR 466A is owned, operated, and maintained by Sumter County. Seven (7) access points to the Project may be permitted along CR 466A if approved by Sumter County.
- b) CR 133. To ensure the traffic generated by the Project does not adversely impact the existing residents along CR 133, the Project shall construct an internal roadway parallel to CR 133 as indicated on the conceptual development plan as shown in "Exhibit B" unless superseded by a future agreement. This internal roadway shall be buffered from CR 133 as described herein.
- c) NE 57th Drive. NE 57th Drive is an unimproved road that currently provides ingress and egress to several homes along CR 133 (north of the Project). The Project shall ensure two (2) access points to CR 133 are provided along the Project's internal roadways as shown on the conceptual development plan.
- d) Interconnectivity to the West. The Project is required to provide three (3) road stub-outs for future connection through the adjoining property to the west for future connectivity to C-462 as shown on the conceptual development plan.

2) Transportation System Improvements. The Developer shall be fully responsible for the following improvements to the transportation system to mitigate transportation impacts of the Project. These improvements were identified in the Traffic Impact Analysis submitted with the Planned Development amendment application:

- a) The Developer shall construct a second westbound turn lane on CR 466A to Powell Road in order to maintain a level of service (LOS) "C" at the intersection of CR 462/Powell Road and CR 466A.
- b) The Developer shall construct left and right turn deceleration lanes at all site access points to ensure safe and efficient operations to and from the Project.
- c) The Developer shall install a traffic signal at the main access point to the Project (Access #3 on the conceptual

development plan) prior to the Project reaching 40% of buildout.

- d) The Developer shall install a second traffic signal (if and when deemed warranted by Sumter County) at the access point identified as Access #5 on the conceptual development plan.
- e) The Developer shall upgrade the traffic signal at the CR 466A/ Pinellas Place intersection (if approved by Sumter County) if the Developer constructs the off-site access connection to the Project.
- f) The Developer acknowledges that C-466A and C-462 are ongoing transportation system improvements by Sumter County that are not yet complete. At 40% of the Project buildout, the Developer is required to conduct a Traffic Impact Study to re-evaluate the Project's traffic impacts. Additional mitigation may be required as determined by the study.

3) Internal Roadways and Multi-Use Trails.

- a) Individual development pods and land uses shall be interconnected by a series of roadways and trails within the Project. Internal roadways and trails shall be developed in accordance with the conceptual development plan and the typical roadway section incorporated into this Ordinance as "Exhibit D."
- b) The Project shall provide a system of multi-use trails and sidewalks that encourage walking and bicycling within the development as shown on the conceptual development plan and on "Exhibit D." One side of the road shall contain a 12' wide (minimum) multi-use path which may be reduced to 5' south of the frontage road to provide a transition to the sidewalk along CR 466A.
- c) Golf carts. Golf carts may be allowed to utilize the multi-use paths or internal roadways within the Project pending final engineering approval at the time of site plan. The Developer is aware that golf carts are not allowed to access or cross CR 466A per the regulations of Sumter County.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Marena Roberts, Acting City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney

Ordinance O2014-18
“Exhibit A”
Trailwinds Village Planned Development
Legal Description

**LEGAL DESCRIPTION
FOR TRAILWINDS VILLAGE
PLANNED DEVELOPMENT**

LEGAL DESCRIPTION PER BOUNDARY & TOPOGRAPHIC SURVEY BY WILLIAM S. BARLEY, PS&M, OF FARNER BARLEY AND ASSOCIATES, INC., DATED APRIL 4, 2007:

LEGAL DESCRIPTION:

(PROVIDED BY CLIENT)

THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY OF CR 466-A AND C.R. 137.

Ordinance O2014-18
“Exhibit B”
Trailwinds Village Planned Development
Conceptual Development Plan

PLANNED DEVELOPMENT CONCEPT PLAN

(AN AMENDMENT TO CITY OF WILWOOD ORDINANCE NO. 2012-07)

PLAN INDEX

- 1 COVER SHEET
- 2 PD CONCEPT PLAN
- 3 OVERALL CONCEPT PLAN
- 4 MASTER SITE PLAN

SITE DATA

CURRENT FUTURE LAND USE: CMJ (CENTRAL MIXED USE)
 PROPOSED FUTURE LAND USE: CMJ (CENTRAL MIXED USE)
 CURRENT ZONING: PD (PLANNED DEVELOPMENT)
 PROPOSED ZONING: PD (PLANNED DEVELOPMENT)

DETERMINATION OF PROPOSED MAXIMUM BUILDING HEIGHTS:

PROPOSED ADJACENT DEVELOPMENT:	MINIMUM	MAXIMUM	PROPOSED HEIGHT:	PROPOSED ADJACENT DEVELOPMENT:
WOODS RET AREA 157.69 AC	31.66 AC (80%)	117.76 AC (70%)	20.00 AC (20.00 FT)	WOODS RET AREA 157.69 AC
WOODS USE LAND AND WOOD PRESERVATION (WOODS PRESERVATION)	15.74 AC (10%)	62.42 AC (80%)	20.00 AC (20.00 FT)	WOODS USE LAND AND WOOD PRESERVATION (WOODS PRESERVATION)
RECREATIONAL (RECREATIONAL, 16.14 (100%) (AMUSEMENT PARK FACILITY))	6.24 AC (39%)	10.00 AC (61%)	20.00 AC (20.00 FT)	RECREATIONAL (RECREATIONAL, 16.14 (100%) (AMUSEMENT PARK FACILITY))
INDUSTRIAL (INDUSTRIAL, 1.00 (100%) (INDUSTRIAL))	0.00 AC (0%)	0.00 AC (0%)	0.00 AC (0.00 FT)	INDUSTRIAL (INDUSTRIAL, 1.00 (100%) (INDUSTRIAL))
COMMERCIAL (COMMERCIAL, 0.00 (0%) (COMMERCIAL))	0.00 AC (0%)	0.00 AC (0%)	0.00 AC (0.00 FT)	COMMERCIAL (COMMERCIAL, 0.00 (0%) (COMMERCIAL))
RESIDENTIAL (RESIDENTIAL, 0.00 (0%) (RESIDENTIAL))	0.00 AC (0%)	0.00 AC (0%)	0.00 AC (0.00 FT)	RESIDENTIAL (RESIDENTIAL, 0.00 (0%) (RESIDENTIAL))
UNDEVELOPED (UNDEVELOPED, 0.00 (0%) (UNDEVELOPED))	0.00 AC (0%)	0.00 AC (0%)	0.00 AC (0.00 FT)	UNDEVELOPED (UNDEVELOPED, 0.00 (0%) (UNDEVELOPED))
TOTAL	53.90 AC (27.00%)	167.18 AC (83.00%)	113.28 AC (56.64%)	TOTAL

* SEE NOTE BELOW.

LAND USE (OTHER REGULATORY MAP AREA)	RESIDENTIAL (RESIDENTIAL, 1.00 (100%) (RESIDENTIAL))	COMMERCIAL (COMMERCIAL, 0.00 (0%) (COMMERCIAL))	INDUSTRIAL (INDUSTRIAL, 1.00 (100%) (INDUSTRIAL))	RECREATIONAL (RECREATIONAL, 16.14 (100%) (AMUSEMENT PARK FACILITY))	WOODS USE LAND AND WOOD PRESERVATION (WOODS PRESERVATION)	WOODS RET AREA 157.69 AC	TOTAL
1. RESIDENTIAL (RESIDENTIAL, 1.00 (100%) (RESIDENTIAL))	1.00	0.00	0.00	16.14	15.74	157.69	190.57
2. COMMERCIAL (COMMERCIAL, 0.00 (0%) (COMMERCIAL))	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3. INDUSTRIAL (INDUSTRIAL, 1.00 (100%) (INDUSTRIAL))	0.00	0.00	1.00	0.00	0.00	0.00	1.00
4. RECREATIONAL (RECREATIONAL, 16.14 (100%) (AMUSEMENT PARK FACILITY))	0.00	0.00	0.00	16.14	0.00	0.00	16.14
5. WOODS USE LAND AND WOOD PRESERVATION (WOODS PRESERVATION)	0.00	0.00	0.00	0.00	15.74	0.00	15.74
6. WOODS RET AREA 157.69 AC	0.00	0.00	0.00	0.00	0.00	157.69	157.69
TOTAL	1.00	0.00	1.00	16.14	15.74	157.69	190.57

EXAMPLE SITE TO DEVELOP FROM COMMERCIAL TO RESIDENTIAL. THE PROPOSED RESIDENTIAL DEVELOPMENT IS TO BE LOCATED TO THE WEST OF THE COMMERCIAL DEVELOPMENT. THE PROPOSED RESIDENTIAL DEVELOPMENT IS TO BE LOCATED TO THE WEST OF THE COMMERCIAL DEVELOPMENT. THE PROPOSED RESIDENTIAL DEVELOPMENT IS TO BE LOCATED TO THE WEST OF THE COMMERCIAL DEVELOPMENT.

NOTES:

1. PROJECT TO BE PERMITTED AND DEVELOPED IN ONE PHASE.
2. ADJUSTMENT OF THE PROPOSED RESIDENTIAL NON-RESIDENTIAL LAND USES, RESIDENTIAL USES AND USES MAY BE PERMITTED AT THE DISCRETION OF THE DEVELOPER TO ADDRESS MARKET CONDITIONS, SITE DESIGN, AND/OR REGULATORY AGENCY PERMITTING REQUIREMENTS. SUCH ADJUSTMENTS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER FOR COMPLIANCE WITH THE ALLOWABLE IMPERVIOUS RANGE OF CALI USED LAND AREA REQUIREMENTS LISTED IN THE TRAILWINDS VILLAGE REGIONAL ACTIVITY CENTER (RAC) DESIGNATION, AS APPROVED BY THE CITY OF WILWOOD ON JANUARY 13, 2014 (ORDINANCE NO. 2014-04) PURSUANT TO CHAPTER 306.00(9) OF THE FLORIDA STATUTES AND RULE 68B.04(1) OF THE FLORIDA ADMINISTRATIVE CODE.
3. ALL ROADS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH PUBLIC ROWS, IF ANY, TO BE DEDICATED TO THE CITY OF WILWOOD. PRIVATE ROADS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATIONS, OR AS OTHERWISE APPROVED BY SUMTER COUNTY.
4. COUNTY ROAD 458A AND COUNTY ROAD 458B/589WAY CONNECTIONS AND TURN LANES SHALL BE PERMITTED WITHIN COMMON AREA TRACT(S) OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATIONS.
5. CENTRAL WATER, SEWER AND RECLAIMED WATER SERVICE TO BE PROVIDED BY THE CITY OF WILWOOD. ON-SITE TREATED WASTEWATER SHALL BE RECLAIMED FOR IRRIGATION. WASTEWATER SHALL BE TREATED TO THE CITY OF WILWOOD WATER QUALITY STANDARDS AND SHALL BE RECLAIMED FOR IRRIGATION. WASTEWATER SHALL BE TREATED TO THE CITY OF WILWOOD WATER QUALITY STANDARDS AND SHALL BE RECLAIMED FOR IRRIGATION. WASTEWATER SHALL BE TREATED TO THE CITY OF WILWOOD WATER QUALITY STANDARDS AND SHALL BE RECLAIMED FOR IRRIGATION.
6. STORMWATER MANAGEMENT SYSTEM PAVEMENTS AND OTHER COMMON OPEN SPACE AREAS SHALL BE LOCATED WITHIN COMMON AREA TRACT(S) OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATIONS.
7. CENTRAL WATER, SEWER AND RECLAIMED WATER SERVICE TO BE PROVIDED BY THE CITY OF WILWOOD. ON-SITE TREATED WASTEWATER SHALL BE RECLAIMED FOR IRRIGATION. WASTEWATER SHALL BE TREATED TO THE CITY OF WILWOOD WATER QUALITY STANDARDS AND SHALL BE RECLAIMED FOR IRRIGATION. WASTEWATER SHALL BE TREATED TO THE CITY OF WILWOOD WATER QUALITY STANDARDS AND SHALL BE RECLAIMED FOR IRRIGATION.
8. STORMWATER MANAGEMENT SYSTEM MAY BE COMPRISED OF WET (CLAY LINED) AND/OR DRY POND(S).

LOCATION MAP



LEGAL DESCRIPTION

LEGAL DESCRIPTION: PART OF PARCEL 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

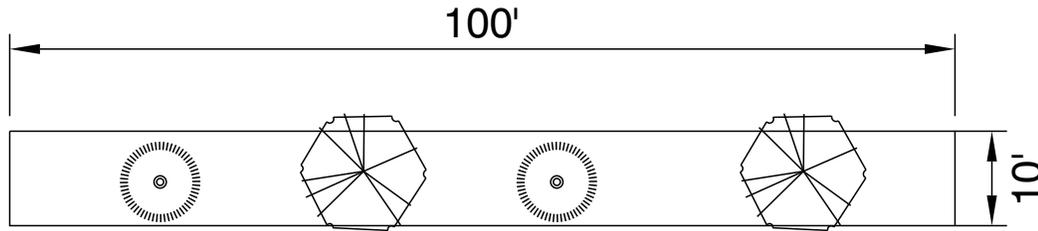
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Ordinance O2014-18

“Exhibit C”

Trailwinds Village Planned Development

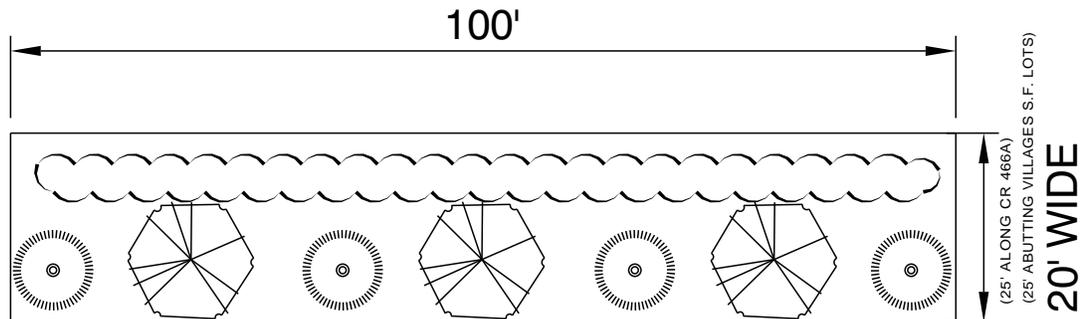
Buffer Details and Typical Pond and Linear Park Section



PD PROJECT INTERIOR BUFFER DETAIL

2 CANOPY TREES
2 UNDERSTORY TREES
NTS

* SPACING SHOWN IS FOR ILLUSTRATIVE PURPOSES. LANDSCAPING MAY BE CLUSTERED FOR AESTHETICS, TREE PROTECTION, OR DUE TO SITE/DESIGN CONSTRAINTS. PROTECTED TREES MAY BE COUNTED TOWARDS PLANTING REQUIREMENTS.



PD PROJECT PERIMETER BUFFER DETAIL

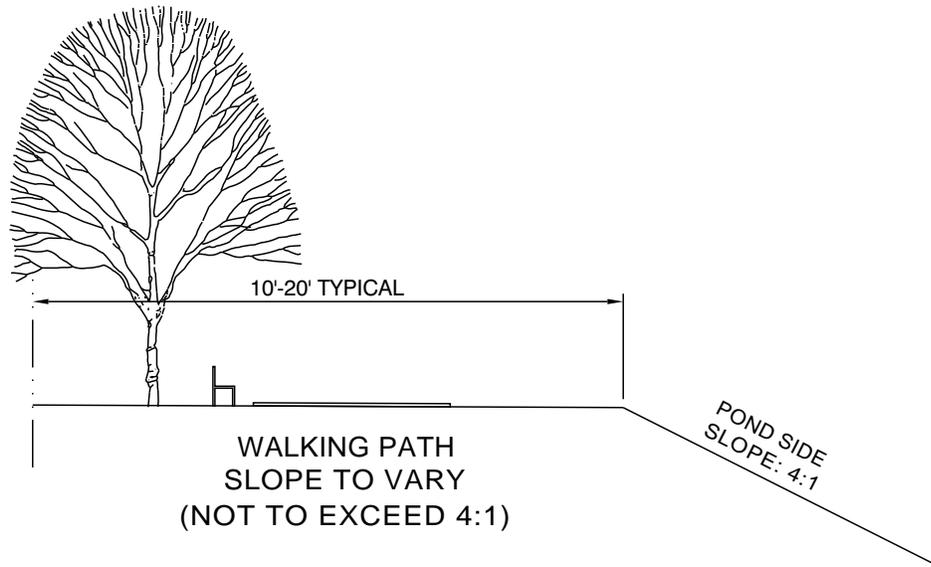
3 CANOPY TREES
5 UNDERSTORY TREES
CONTINUOUS 3-FT TALL HEDGE
NTS

* SPACING SHOWN IS FOR ILLUSTRATIVE PURPOSES. LANDSCAPING MAY BE CLUSTERED FOR AESTHETICS, TREE PROTECTION, OR DUE TO SITE/DESIGN CONSTRAINTS. PROTECTED TREES MAY BE COUNTED TOWARDS PLANTING REQUIREMENTS.



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34683
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCES PHONE (727) 789-9500
SURVEYING FAX (727) 784-6662
GIS AVIDGROUP.COM

TYPICAL BUFFERS
TRAILWINDS VILLAGE PD



TYPICAL POND AND LINEAR PARK SECTION

NTS



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
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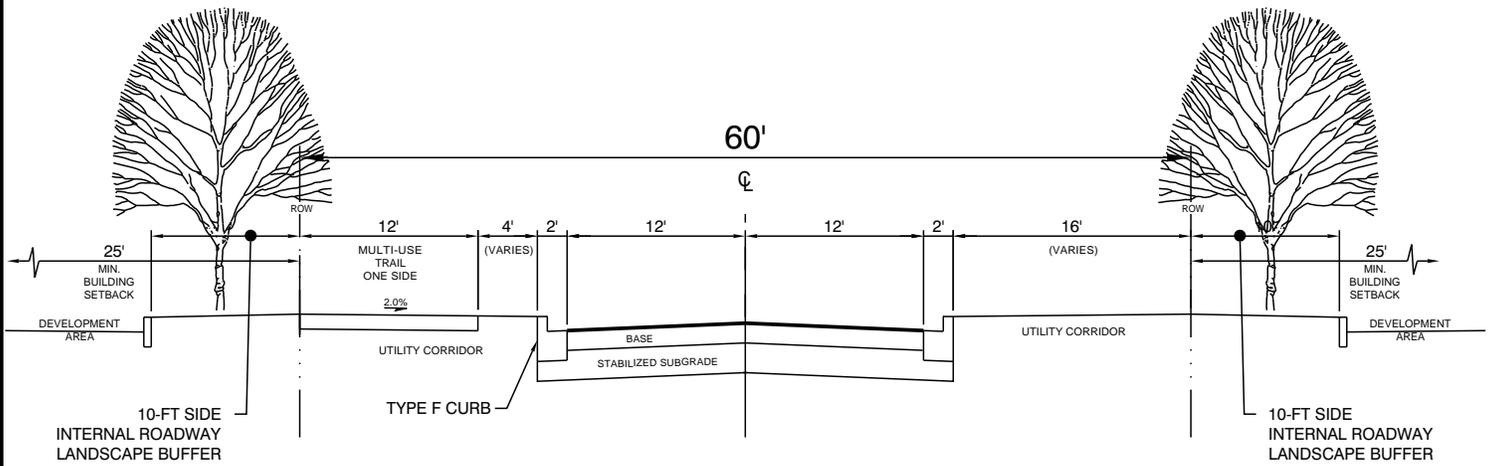
**TYPICAL POND AND LINEAR
PARK SECTION
TRAILWINDS VILLAGE PD**

Ordinance O2014-18

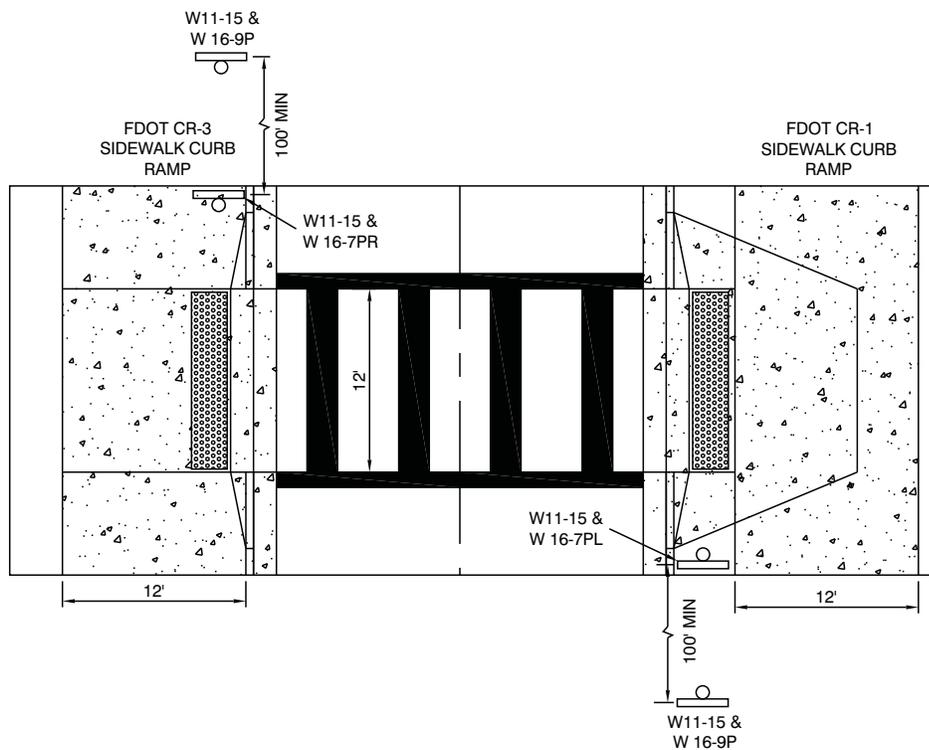
“Exhibit D”

Trailwinds Village Planned Development

Typical Internal Roadway Section and Typical Multi-Use Trail Crossing



TYPICAL INTERNAL ROADWAY SECTION
NTS



TYPICAL MULTI-USE TRAIL CROSSING

* CROSSING LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO SITE PLAN REVIEW AND APPROVAL BY THE CITY FOR EACH PARCEL.



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34683
LANDSCAPE ARCHITECTURE
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GIS AVIDGROUP.COM

**TYPICAL INTERNAL
ROADWAY SECTION
TRAILWINDS VILLAGE PD**

Ordinance O2014-18
“Exhibit E”
Trailwinds Village Planned Development
Shopping/Office Center Signage Plan

ORDINANCE NO. O2014-23

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING SECTION 3.16 MOBILE HOME PARKS, SECTION 5.5 IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS, SECTION 5.6 FINAL PLAT SUBMITTAL REQUIREMENTS, SUBSECTION 6.2(C) POTABLE WATER SYSTEM DESIGN, AND SECTION 8.2 PLANNED DEVELOPMENTS, OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, FLORIDA; PERTAINING TO MOBILE HOME PARK PERIMETER SETBACKS, PERFORMANCE BOND REQUIREMENT TIMING DURING THE SUBDIVISION PROCESS, UNIFORM STANDARDS FOR THE PAINTING OF FIRE HYDRANTS IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 291, "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS," 2013 EDITION, AND PLANNED DEVELOPMENT PROCEDURES FOR THE HEARING OF PLANNED DEVELOPMENT CASES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City wishes to clarify the intent of subsection 3.16(C)(6) as applying to mobile home park perimeter setbacks within the Land Development Regulations;

WHEREAS, the City wishes to delete subsection 5.5(D)(10) of the Land Development Regulations requiring a performance bond at the Improvement Plan stage of the Subdivision process;

WHEREAS, the City wishes to insert subsection 5.6(C)(2) *Performance Bond* into the Land Development Regulations requiring a performance bond at the Final Plat stage of the Subdivision process and renumbering the balance of subsection 5.6(C);

WHEREAS, the City wishes to modify subsection 6.2(C)(12) to provide uniform standards for the painting of fire hydrants in accordance with NFPA 291 pertaining to hydrant marking;

WHEREAS, the City wishes to modify section 8.2 removing language to bring the section into accordance with the overall intent and practice of reviewing planned developments; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the City Commission of Wildwood, Florida, as follows:

SECTION 1. The amendments to section 3.16 *Mobile home parks* of the Land Development Regulations are shown with ~~strike through~~ for deletions and underline for additions and include:

(C) The following requirements are for mobile home parks having a common real property ownership and renting lots to individual tenants. Mobile home parks that execute private ownership agreements must also follow these requirements.

(6) ~~Yard requirements~~Mobile Home Park Perimeter Setbacks. In addition to the individual lot setbacks required in Table 3-4: Density, Intensity, and Lot Standards, Mobile home ~~lot parks~~ shall have the following ~~yard requirements~~ park perimeter setbacks:

- (a) Front: 35 feet.
- (b) Side: 25 feet each side.
- (c) Rear: 25 feet.

SECTION 2. The amendments to section 5.5 *Improvement Plan submittal requirements* of the Land Development Regulations are shown with ~~strike through~~ for deletions and underline for additions and include:

(D) Additional analyses. The following studies, documentation, and forms shall be provided in addition to the requirements set forth by section 5.4(C).

~~(10) Performance Bond. A The approval of any site plan shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements, where facilities are to be conveyed to the City, by filing a performance bond or bonds executed by an approved surety company in the amount of 120 percent of the construction costs, including landfill. Costs for construction shall be determined by an estimate by the applicant's engineer, or a copy of the actual construction contracts as provided.~~

SECTION 3. The amendments to section 5.6 *Final Plat submittal requirements* of the Land Development Regulations are shown with ~~strike through~~ for deletions and underline for additions and include:

(C) Additional required submittals. This approval of the final plat shall be made only pursuant to certification of adequacy of the following list of required submittals by the City Engineer or Public Works Director and City Attorney as appropriate.

(2) Performance Bond. The approval of any final plat shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements, where facilities are to be conveyed to the City, by filing a performance bond or bonds executed by an approved surety company in the amount of 120 percent of the construction costs, including landfill. Costs for construction shall be determined by an estimate by the applicant's engineer, or a copy of the actual construction contracts as provided.

~~(23)~~ Maintenance bond. In all cases where public improvements are installed, a two-year maintenance bond in the amount of 20 percent (20%) of the construction costs must be submitted. In lieu of a surety, a cashier's check or certified check may be used as the form of guaranty when accompanied by a maintenance bond agreement. The amounts of the performance and maintenance bond must be approved as adequate by the Public Works Director and/or the City Engineer. At the conclusion of the two-year (2-year) maintenance period the developer may petition the City to release the maintenance bond. The City will inspect the public improvements and issue a determination of any public improvements covered by the bond that are in need of repair. Upon verification that all repairs have been made, the City will release the maintenance bond.

~~(34)~~ Preliminary concurrency determination. An application for preliminary concurrency determination pursuant to section 7.2(B)(2).

~~(45)~~ Covenants. Any protective deed covenants to be placed on the property shall be notarized and in a form suitable for recording.

~~(56)~~ Title certificate. A certificate of ownership, signed by a licensed attorney-at-law or an abstract company, in accordance with Florida statute in a form approved by the City Attorney.

~~(67)~~ Letters of service. Letters will be submitted by all appropriate utility companies stating that all easements are adequate.

~~(78)~~ HOA documents and/or maintenance agreement. An agreement outlining the supervision and maintenance of all common areas within the subdivision.

~~(89)~~ Permits. Copies of all applicable permits (i.e. driveway, SWFWMD, County, FDOT, etc) shall be provided.

(910) Agreement. No plat shall be approved without an executed developer's or development agreement, if such agreement is required by the City Manager.

SECTION 4. The amendments to subsection 6.2(C) *Potable Water System Design* of the Land Development Regulations are shown with ~~strikethrough~~ for deletions and underline for additions and include:

6.2 (C) Potable water system design.

(12) Fire hydrants to be in full compliance with AWWA specification NO. C-502-54 or latest revision thereto. Hydrants to be compression type as manufactured by Kennedy Muller or approved equal, factory painted red, and are to be equipped with one 4 ½ inch steamer nozzle and two 2 ½ inch hose nozzles (nozzle threads to be National Standard). All hydrants to be traffic models with two piece barrels and stems and with breakaway joints, dry top design and 5 ¼ inch main valve opening.

(a) All fire hydrants will be color coded after flow testing to indicate the gallons per minute available from the hydrant. The color coding will be consistent with the color coding described in NFPA 291, "Recommended Practice for Fire Flow Testing and Marking of Hydrants," 2013 edition as reproduced in subsection (b), below.

(b) Specific bonnet color codes based on gallonage

i. Class AA	1500 gpm or greater	light blue
ii. Class A	1000 to 1499 gpm	green
iii. Class B	500 to 999 gpm	orange
iv. Class C	499 gpm or less	red

(c) Fire hydrants will have the appropriate color for the available gpm applied to the bonnet (top) as described in subsection 6.2(C)(12)(b), above. The barrel of the hydrant will be painted chrome yellow for municipal water systems and red for private hydrants.

SECTION 5. The amendments to section 8.2 *Planned Developments* of the Land Development Regulations are shown with ~~strikethrough~~ for deletions and underline for additions and include:

8.2. Procedure.

(E) Planning and Zoning Board. The Planning and Zoning Board shall hold a duly noticed public hearing to consider the application for planned

development ~~no sooner than 30 days from~~ at its next regularly scheduled meeting date after the final Project Review Committee meeting date. The Planning and Zoning Board shall review the proposed amendment and make recommendations to the City Commission in accordance with section 3.3(B)(3) of this Code.

SECTION 6. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 7. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 8. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

DONE AND ORDAINED this _____ day of _____, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Land Development Regulations – Revision of Temporary Use Section

REQUESTED ACTION: Approval of O2014-24 revising the Temporary Use Section of the Land Development Regulations restricting tent sales unless they meet certain criteria and defining seasonal sales (Staff Recommends Approval).

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING:	<u>4/14/14 First Reading</u> <u>4/28/14 Adoption</u>
<input checked="" type="checkbox"/> Regular Meeting	<input type="checkbox"/> Special Meeting	

CONTRACT:	<input checked="" type="checkbox"/> N/A	Vendor/Entity: _____
	Effective Date: _____	Termination Date: _____
	Managing Division / Dept: _____	

BUDGET IMPACT: _____

<input type="checkbox"/> Annual	FUNDING SOURCE:	_____
<input type="checkbox"/> Capital	EXPENDITURE ACCOUNT:	_____
<input checked="" type="checkbox"/> N/A		

HISTORY/FACTS/ISSUES:

Per the commission's request, staff is proposing Ordinance O2014-24 revising the Temporary Use section of the Land Development Regulations (LDRs) to define seasonal sales; define certain other types of events as non-seasonal in nature; limit tent sale competition with existing Wildwood businesses; and allow tent sales for products not otherwise offered in the City limits of Wildwood.

Staff recommends approval of Ordinance O2014-24.



Melanie D. Peavy
Development Services Director

ORDINANCE NO. 2014-24

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, AMENDING AND/OR SUPPLEMENTING CHAPTER 11 LICENSES AND BUSINESS REGULATIONS OF THE CODE OF ORDINANCES SECTION 11-14 ISSUANCE OF PERMITS FOR TEMPORARY USES AND SPECIAL PERMITS BY AMENDING SUBSECTIONS (a)(2) THROUGH (a)(4) AND AMENDING SECTION 3.10 OF THE LAND DEVELOPMENT REGULATIONS AS FOLLOWS, REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF WILDWOOD, FLORIDA:

SECTION 1. The following section of the Code of Ordinances of the City of Wildwood, Florida Chapter 11 are hereby amended or replaced as follows:

Sec. 11-14. - Issuance of permits for temporary uses and special events.

(a)

Purpose.

(1)

The purpose of this section is to provide for the issuance of permits for temporary uses and special events which would otherwise be required to obtain site plan approval if such uses were permanent.

(2)

Temporary use and special event permits shall only be issued for events which do not normally occur on a year round basis. ; ~~including but not limited to, traveling circuses, carnivals, sporting events, concerts, seasons sales events such as fireworks or Christmas trees, religious revivals, temporary sales events, or craft fairs.~~

(3)

Approved temporary uses.

a. The following uses are identified as seasonal temporary uses:

1. Fireworks sales.

2. Christmas tree sales.

3. Flower sales.

4. Other seasonal sales events similar and temporary in nature.

- b. The following uses are identified as temporary uses not seasonal in nature:
1. Outdoor product sales promotion for existing City of Wildwood operating businesses for their in store products (only on property of the business) with registration through the City.
 2. Outdoor product sales promotion for products which are not offered by current City of Wildwood operating businesses as their primary product sales. Business must obtain a Business Tax Receipt and may operate (with the appropriate permission and authorization of the landowner or leaseholder) on vacant property or at a public place such as strip mall, schools, college campus, churches, hospital, and in the Business District.
 3. Fair, carnival, traveling circuses, sporting events, concerts, religious revivals, craft fairs, performances, etc.
 4. Recreational vehicles for security in conjunction with an approved temporary use activity.

(4)(3)

Temporary use and special event permits shall not be issued for uses such as BBQ stands, restaurants, or flea markets. Anyone proposing these uses must seek appropriate permitting under city ordinances and Code.

(5)(4)

Special event sales such as automobile or recreational vehicle sales (tent or outdoor sales) for businesses specified in subsections (a)(3)(b)(1) & (2) of this section shall be permitted if they meet all of the following criteria:

a.

Site sketch shall be submitted to in house site approval no later than three weeks prior to the event.

b.

The event shall occur on vacant property which is not a part of a shopping center or commercial.

c.

Site shall be adjacent to egress and ingress and shall meet the requirements of the City of Wildwood Land Development Regulations for ingress and egress. Egress and ingress shall

be clearly posed and marked on a two-foot by three-foot sign in contrast colors.

d.

There shall be restroom facilities which meet Florida accessibility code. A minimum of no less than two for male and two for female shall be required. If the site exceeds one acre, then there shall be one more for male and one for female per each one-half-acre.

e.

Site sketch shall reflect customer parking area which shall be clearly roped off.

f.

This shall be in areas zoned commercial, industrial or agricultural only.

(b)

Applicability.

(1)

This section shall not apply to:

a.

Agricultural stands that sell produce raised or produced on the farmland of which they are a part.

b.

The sale of immediately consumable prepared food products, such as ice cream and non-alcoholic beverages, from a mobile vendor vehicle. Sales shall be oriented to pedestrians, not motorists, and the vehicle is to keep moving except for the purpose of making a sale and normal traffic operation considerations.

c.

Property that has an approved development or ordinance allowing temporary uses.

d.

Musical or entertainment festivals, events permitted on City property, and public forum uses.

(2)

The fact that this section does not apply in no way relieves any person from complying with any other applicable ordinance.

(c)

Permit required. The city shall issue a permit for a temporary use or special event allowable under this section if the following conditions and requirements are satisfied:

(1)

A completed application signed by all owners of the property along with any fee established for review by the City shall be submitted. The application shall contain the following information:

a.

The name and address of the property owner and the name and address of the operator/sponsor of the temporary use or special event, if different than the property owner.

b.

The legal description of the property upon which the temporary use or special event will occur (copy of recorded deed and tax receipt or property record card required).

c.

The date(s) on which the temporary use or special event will occur and the hours of operation.

d.

A general description of the activities to be conducted during the temporary use or special event together with the attendance estimates.

e.

Appropriate documentation that (i) all pyrotechnical items sold are consistent with state laws regulating same and all persons selling pyrotechnical merchandise are licensed by the state fire marshal; (ii) the county fire marshal has approved the location and sales of pyrotechnical items; and (3) electrical hook-up or fixtures meet the National Electrical Code as adopted by the State of Florida.

(2)

A sketch or site plan, drawn to an appropriate scale, shall be submitted demonstrating that adequate ingress, egress and parking exist for the site. Parking for the primary use shall not be effected by the proposed temporary vehicular ingress and egress and shall be from an approved driveway apron.

(3)

The sketch or site plan shall additionally show the location of all existing buildings on the property and the proposed structures, tents or other facilities that will be located on the property during the

temporary use or special event. Setbacks shall be established in conformance with the zoning district within which the property is located.

(4)

The applicant shall demonstrate that adequate sanitary facilities will be provided at the site. Such demonstration may require a permit.

(5)

The applicant shall demonstrate that all other necessary licenses and permits have been or will be obtained, including but not limited to an occupational license and building permit for any tent or temporary structure.

(6)

The applicant shall demonstrate that security will be provided for the temporary use or special event.

(d)

Duration and frequency. Any permit issued pursuant to this section shall be valid for no more than 21 days from the date of issuance. A permit under this section shall not be issued for any parcel of property more than twice in any 12-month period. No person or entity may apply more than two times per year.

(e)

Commercial activity. No commercial activity shall be permitted in a public right-of-way.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This ordinance shall take effect upon a Notice of Compliance determination by the Florida Department of Community Affairs, pursuant to Sections 163.3184, 163.3187 and 163.3189, Florida Statutes, as amended, and its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this ____ day of _____, 2014, by the City Commission of the City of Wildwood, Florida.

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: _____
Marena Roberts, Acting City Clerk Ed Wolf, Mayor

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley S. Hunt, City Attorney

Note:

Underlines new language

~~Strikethroughs~~ deletions

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Resolution R2014-08: Release of Easement on Oxford Oaks Property

Approval of Resolution R2014-08

REQUESTED ACTION:

Work Session (Report Only) **DATE OF MEETING:** April 14, 2014
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT: _____

Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

City Staff has become aware of an erroneous easement located within the Oxford Oaks development. All necessary easements within Oxford Oaks have been identified during the subdivision process and will be acquired. The City does not need this prior easement. Resolution R2014-08 releases the easement and authorizes the City to execute a Quit Claim Deed to correct the error.

Staff recommends approval of Resolution R2014-08.



Jason F. McHugh, A.I.C.P.
Assistant City Manager/Director of Strategic Planning

RESOLUTION NO. R2014-08

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD DETERMINING THAT CERTAIN PORTION OF UTILITY EASEMENT IS ERRONEOUS; DETERMINING THAT SAID EASEMENT SHOULD BE RELEASED AND REMOVED IN A MANNER TO FURTHER THE PUBLIC INTEREST; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood holds an Easement recorded in the Official Records of Sumter County, Book 1731, Page 72;

WHEREAS, the City of Wildwood has become aware that said Easement is erroneous in its description;

WHEREAS, the City Commission of the City of Wildwood has determined that the Easement should be released and removed;

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

1. The Easement recorded in the Official Records of Sumter County, Book 1731, Page 72 is erroneous in its description.
2. The Release of Easement and Quit Claim Deed identified in "Exhibit A" should be executed to correct the error.
3. This Resolution shall take effect immediately upon its adoption by the City Commission and the City of Wildwood, Florida.

DONE AND RESOLVED, this _____ day of _____, 2014, in regular session, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

By: _____
Ed Wolf, Mayor

ATTEST:

Marena Roberts, Assistant City Clerk

THIS DOCUMENT PREPARED BY/RETURN TO:
Brian D. Hudson, Esq./aly
McLin & Burnsed, P.A.
1028 Lake Sumter Landing
The Villages, Florida 32162

Parcel Identification No. _____

RELEASE OF EASEMENT AND QUIT CLAIM DEED

THIS RELEASE OF EASEMENT AND QUIT CLAIM DEED, executed this ____ day of _____, 2014, by the **CITY OF WILDWOOD**, a political subdivision of the State of Florida whose address is 100 North Main Street, Wildwood, FL 34785 (hereinafter referred to as "Grantor"), in favor of **MID FLORIDA PROPERTIES. L.L.C.**, a Florida limited liability company whose address is 1020 Lake Sumter Landing, The Villages, Florida 32162 (hereinafter referred to as "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100----(\$10.00)---- Dollars, in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby release and quit-claim unto Grantee forever, all right, title, interest, claim and demand which Grantor has in and to the lot, piece or parcel of land, situate, lying and being in the County of Sumter, State of Florida, more fully described as:

THE EAST 30.00 FEET OF THE NORTH 30.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE EAST 100.00 FEET OF THE SOUTH 325.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

This Quit Claim Deed is given to release and remove a portion of the Easement recorded as Document Number 2007 5841 in Official Records Book 1731, Page 72, Public Records of Sumter County, Florida to the extent it applies to the above described property.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

ATTEST:

CITY OF WILDWOOD, a political subdivision of the State of Florida

_____, Clerk
Approved as to Form
and Legal Sufficiency

By: _____
Name: _____
Title: _____

City Attorney

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this ____ day of _____, 2014, by _____, the _____ of and on behalf of the City of Wildwood, a political subdivision of the State of Florida, who did not take an oath.

NOTARY PUBLIC - STATE OF FLORIDA
Print Name: _____
My Commission Expires: _____
Personally Known _____ or Produced Identification _____
Type of Identification Produced: _____

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Resolution R2014-09: Citizens Advisory Committee (CAC)

Approval of R2014-09

REQUESTED ACTION:

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING: <u>April 14, 2014</u>
<input checked="" type="checkbox"/> Regular Meeting	<input type="checkbox"/> Special Meeting

CONTRACT: <input checked="" type="checkbox"/> N/A	Vendor/Entity: _____
Effective Date: _____	Termination Date: _____
Managing Division / Dept: _____	_____

BUDGET IMPACT: _____

<input type="checkbox"/> Annual	FUNDING SOURCE: _____
<input type="checkbox"/> Capital	EXPENDITURE ACCOUNT: _____
<input checked="" type="checkbox"/> N/A	

HISTORY/FACTS/ISSUES:

Resolution R2014-09 creates a Citizens Advisory Committee (CAC). The CAC would consist of five (5) appointed City of Wildwood residents who are eager to become more involved with the City. Each April, members should be appointed to the CAC by the City Commission.

With the City pursuing a Charter Amendment to establish voting districts, the CAC is a valuable resource that could be used. The CAC would provide direct input and feedback on the process from the point of view of a Wildwood resident.

The Executive Department will be the liaison between the CAC and the Commission. The intent is to hold monthly meetings with the CAC to keep them updated on City issues and projects and for them to provide feedback to the Commission. This will increase citizen efficacy, encourage public participation, increase transparency in government, and provide a mechanism for the Commission to receive feedback from its citizens on government programs and projects.

Staff recommends approval of Resolution R2014-09 appointing 5 members to the CAC.



Jason F. McHugh, A.I.C.P.
Assistant City Manager/Director of Strategic Planning

RESOLUTION NO. R2014-09

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ESTABLISHING A CITIZENS ADVISORY COMMITTEE; APPOINTING MEMBERS TO IT; PROVIDING FOR 12 MONTH TERMS; REPEALING ALL RESOLUTIONS IN CONFLICT HERewith AND RECITING AN EFFECTIVE DATE.

WHEREAS, the City Commission wishes to establish a Citizens Advisory Committee to increase citizen efficacy, encourage public participation, increase transparency in government, and receive feedback from its citizens on government programs and projects.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, that:

SECTION 1. The City Commission of the City of Wildwood, Florida hereby establishes the Citizens Advisory Committee.

SECTION 2. The Citizens Advisory Committee shall be composed of at least five members. All of the members shall be residents of the City of Wildwood and none of the members shall be elected officials or employees of the City. The Citizens Advisory Committee members are hereby appointed as shown on Exhibit "A" to this resolution.

SECTION 3. Members of the Citizens Advisory Committee shall serve a 12 month term starting on or about April 1st but may resign or be removed by the City Commission at any time for any reason.

SECTION 4. REPEAL. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this resolution is for any reason held invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage.

DONE AND RESOLVED, this _____ day of _____, 2014, in regular session, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

By: _____
Ed Wolf, Mayor

ATTEST:

Marena Roberts, Asst. City Clerk

Approved as to form:

Ashley Hunt, City Attorney

Resolution R2014-09

“Exhibit A”

Citizens Advisory Committee Members

City of Wildwood
Citizens Advisory Committee Members

Sam Saleem
PO Box 738
Wildwood, FL 34785
(352) 748-7770
peacemakerone@earthlink.net

Karen Judd
1601 Meadow Street
Wildwood, FL 34785
(352) 748-0742

Cynthia Brunette
710 2nd Avenue
Wildwood, FL 34785
(352) 303-9899

Ronald Reader
10113 Mainsail Drive
Oxford, FL 34484
(352) 748-2334

Robert Hannah
PO Box 784
Wildwood, FL
(352) 399-1336

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Resolution R2014-10: Process and Schedule for Voting Districts

Approval of R2014-10

REQUESTED ACTION:

- Work Session (Report Only)
- Regular Meeting

DATE OF MEETING: April 14, 2014

Special Meeting

CONTRACT:

N/A
 Effective Date: _____
 Managing Division / Dept: _____

Vendor/Entity: _____
 Termination Date: _____

BUDGET IMPACT: _____

- Annual
- Capital
- N/A

FUNDING SOURCE: _____
EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

Resolution R2014-10 establishes a process and schedule for the amendment to the City Charter to create voting districts.

Staff recommends approval of Resolution R2014-10.



Jason F. McHugh, A.I.C.P.
 Assistant City Manager/Director of Strategic Planning

RESOLUTION NO. R2014-10

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ESTABLISHING THE PROCESS AND SCHEDULE FOR THE CREATION OF VOTING DISTRICTS; PROVIDING FOR CITIZEN PARTICIPATION AND INPUT IN THE PROCESS.

WHEREAS, the City Commission is pursuing an amendment to the City's Charter concerning the establishment of voting districts in regards to the election of City Commissioners; and

WHEREAS, the City wishes to establish a process and schedule that is transparent and encourages public participation;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, that:

SECTION 1. The City hereby adopts the process and schedule as shown in Exhibit "A" as included in this Ordinance.

PASSED AND RESOLVED THIS ___ DAY OF ____ 2014, in a regular session, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

(SEAL)

Ed Wolf, Mayor

ATTEST: _____
Marena Roberts, Asst. City Clerk

Approved as to form:

Ashley Hunt, City Attorney

Resolution R2014-10
“Exhibit A”
Process and Schedule
For Charter Amendment Creating Voting Districts

City of Wildwood Process and Schedule for Charter Amendment For Creating Voting Districts

<u>Approximate Milestone Date:</u>	<u>Task:</u>
April 14, 2014	Citizens Advisory Committee (CAC) Established by Resolution
April 14, 2014	Resolution Outlining the Process and Schedule for Charter Amendment is Considered
April 18, 2014	Draft Maps Are Created by LPG and Presented to City Staff
April 23, 2014	Draft Maps are Presented to CAC; Comments sent to Commission
April 30, 2014	Meet with Commissioners 1-on-1 Regarding Maps
May 2, 2014	Final Draft Maps Are Sent to City
May 6, 2014	Maps Are Available for Public Display and Input
May 6, 2014	Workshop with City Commission
May 15, 2014	Final Maps are Completed
May 20, 2014	Information To Be Included in Utility Bills on Upcoming Ballot
May 22, 2014	CAC Meeting; Comments sent to Commission
May 26, 2014	First Reading of Ordinance Amending the Charter
May 30, 2014	Advertisement for Public Hearing on the Ordinance Amending the Charter
June 9, 2014	Commission Holds Public Hearing on the Ordinance Amending the Charter
June 20, 2014 (no later than 12:00 pm)	Ordinance with Ballot Language Sent to Supervisor of Elections
November 4, 2014	Voters Consider Charter Amendment Creating Voting Districts

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Resolution R2014-11: Foreclosure on Unsafe Residential Structures

Approval of Resolution R201411

REQUESTED ACTION:

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING: <u>April 14, 2014</u>
<input checked="" type="checkbox"/> Regular Meeting	<input type="checkbox"/> Special Meeting

CONTRACT: <input checked="" type="checkbox"/> N/A	Vendor/Entity: _____
Effective Date: _____	Termination Date: _____
Managing Division / Dept: _____	_____

BUDGET IMPACT: _____

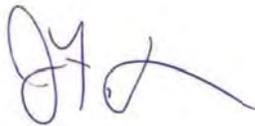
<input type="checkbox"/> Annual	FUNDING SOURCE: _____
<input type="checkbox"/> Capital	EXPENDITURE ACCOUNT: _____
<input checked="" type="checkbox"/> N/A	

HISTORY/FACTS/ISSUES:

As directed by the Commission, Resolution R2014-11 has been prepared to authorize the City Attorney to seek permission from the Special Magistrate to foreclose on various residential properties containing unsafe structures.

The Commission was made aware of each of these properties at the March 17, 2014 workshop. Pictures have been provided. Each property in the R2014011 has an order of lien.

Staff recommends approval of Resolution R2014-11.



Jason F. McHugh, A.I.C.P.
Assistant City Manager/Director of Strategic Planning

RESOLUTION NO. R2014-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD; AUTHORIZING THE CITY ATTORNEY TO SEEK PERMISSION FROM SPECIAL MAGISTRATE TO FORECLOSE ON UNRESOLVED CODE ENFORCEMENT CASES CONCERNING UNSAFE RESIDENTIAL STRUCTURES.

WHEREAS, the City of Wildwood has determined that it is in its best interests to proceed with the foreclosure of certain liens imposed and recorded as the result of code violations;

WHEREAS, the City of Wildwood provided all required notices to the owners of the properties;

WHEREAS an Order of Fine was entered by the Special Magistrate for each property;

WHEREAS each Order of Fine were recorded in the Official Records of Sumter County, Florida;

WHEREAS, the fines have been accruing, and the owners of the properties have not remedied the cause of the code violation and imposition of the fine; and

WHEREAS, the City of Wildwood has provided ample time to the properties owners to remedy the code violations and pay all fines.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

1. The City Attorney is hereby authorized to seek foreclosure of the following properties with the applicable rules, laws and regulations related to the same.

1108 Huey Street
800 Stanley Avenue
618 Warfield Avenue
618 Lee Street
605 Pleasantdale Drive
304 Jackson Street
505 Jackson Street
215 Pitt Street
403 Terry Street

2. The City Attorney shall seek authorization from the Special Magistrate to foreclose the properties in accordance with Section 2-131 of the City of Wildwood Code.

DONE AND RESOLVED, this _____ day of _____, 2014, in regular session, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

By: _____
Ed Wolf, Mayor

ATTEST:

Marena Roberts, Assistant City Clerk

DATE/
TIME

03.12.14

AGENCY

WILDWOOD P.D.

CASE #

1108 Huey St.

PHOTO TAKEN
BY

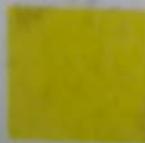
C Smalt



Cyan



Magenta



Yellow



Black



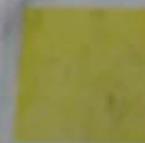
White



50% Cyan



50% Magenta



50% Yellow



50% Black



DATE/
TIME

03-12-14

AGENCY

WILDWOOD P.D.

CASE #

800 STANLEY

PHOTO TAKEN
BY

C SMALT



Cyan



Magenta



Yellow



Black



White



50% Cyan



50% Magenta



50% Yellow



50% Black



DATE/
TIME

03-12-14

AGENCY

WILDWOOD P.D.

CASE #

618 WARFIELD

PHOTO TAKEN
BY

C SMALT



Cyan



Magenta



Yellow



Black



White



50% Cyan



50% Magenta



50% Yellow



50% Black



DATE/
TIME

05 12 14

AGENCY

WILDWOOD P.O.

CASE #

618 LEE ST.

PHOTO TAKEN
BY

C SMALT



Cyan



Magenta



Yellow



Black



White



50% Cyan



50% Magenta



50% Yellow



50% Black

19
18
17
16
15
14
13
12
11
10
9
8
7
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5
4
3
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DATE/
TIME

03.12.14

AGENCY

WILDWOOD P.D.

CASE #

605 PLEASANTDALE DR.

PHOTO TAKEN
BY

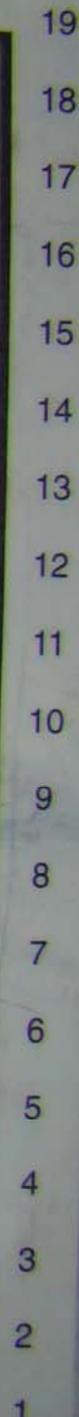
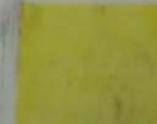
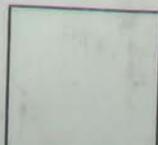
C SMALT



Cyan



Magenta





DATE/
TIME

03.12.14

AGENCY

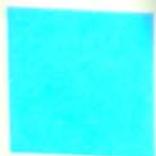
WILDWOOD P.D.

CASE #

304 JACKSON ST.

PHOTO TAKEN
BY

C SMALT



Cyan



Magenta



Yellow



Black



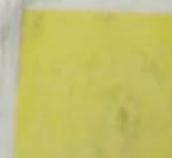
White



50% Cyan



50% Magenta



50% Yellow



1



304

DATE/
TIME

03.12.14

AGENCY

WILDWOOD P.D.

CASE #

505 JACKSON ST.

PHOTO TAKEN
BY

C SMALT



Cyan



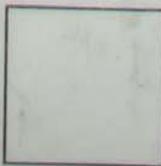
Magenta



Yellow



Black



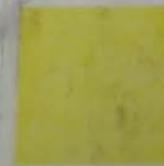
White



50% Cyan



50% Magenta



50% Yellow



50% Black



DATE/
TIME

03.12.14

AGENCY

WILDWOOD P.D.

CASE #

215 Pitt St.

PHOTO TAKEN
BY

C SMALT



Cyan



Magenta



Yellow



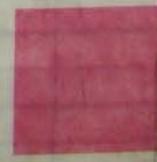
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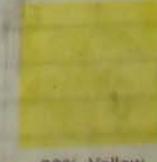
White



50% Cyan



50% Magenta



50% Yellow



50% Black



CITY OF WILDWOOD

CITY COMMISSION REPORT Commission Meeting Date: April 14, 2014

Subject: Utility Dept., Water Division Vehicle Replacement

Submitted By: Bruce H. Phillips, PE, PLS, Utility Director

Department: Utility Department

Staff Recommendation (Motion Ready): Recommend approval to replace U2 due to accident.

BACKGROUND:

- Vehicle U2, Vin #3GCEC147Z56G163954, The 2006 Chevrolet Pickup truck was involved in an accident on March 31, 2014 at the intersection of CR 209 and CR 462.

FINDING, CONCLUSIONS AND RECOMMENDATIONS:

FINDINGS:

- The vehicle has been declared totaled by the insurance adjuster.
- The value of the vehicle has been set at \$5,694.38 less the City's collision deductible of \$1,000, therefore the City will receive \$4,694.38.

CONCLUSIONS:

- Vehicle is a critical component of the Utility Department, Water Division and as such, needs to be replaced.

LEGAL REVIEW: N/A

RECOMMENDATIONS:

- Staff recommends replacing U2 with a 2014 Ford F-150.

FISCAL IMPACT:

- A 2014 Ford F150 regular cab, 3.7L V6, 6 speed automatic transmission, spray in bedliner, trailer towing package and light bar is \$18,830.00.
- Bartow Ford will honor the quote dated January 23, 2014 for \$18,830 and have just received a shipment of these vehicles.
- The cost to the City is (\$18,830.00 - \$4,694.38 = \$14,135.62)

- Since this is not a budgeted item in FY 13/14 budget, funding will be from the “Unrestricted Cash and Investments Account” with an unencumbered balance of \$964,688.39 as of February 28, 2014.

ALTERNATIVES:

- Since the vehicle has been declared a total loss, there is no alternative that staff is aware of.

SUPPORT MATERIAL:

- Quote from Bartow Ford dated January 23, 2014.
- Insurance Adjusters report.
- Email from Tara Bonilla dated April 3, 2014.

C:\Users\bphillips\Documents\Agenda Items\April 14, 2014\Jared's truck.doc

Bruce Phillips

From: Diane Gibson Smith
Sent: Thursday, April 03, 2014 12:57 PM
To: Bruce Phillips
Subject: FW: VA2014077515 DOL 03/31/2014 Total Loss
Attachments: VA2014077515 854-404-0002 WILDWOOD.pdf

Diane L. Gibson Smith
HR Coordinator/Risk Manager
City of Wildwood
100 North Main St
Wildwood, FL 34785
Phone: 352-330-1340
Fax: 352-330-1339

“Whatever the mind of man can conceive and believe, it can achieve.” -Napoleon Hill

NOTE: Florida has a very broad public records law. Most written communication to or from government officials regarding government/public business is public record available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Tara Bonilla [<mailto:TBonilla@flcities.com>]
Sent: Thursday, April 03, 2014 10:44 AM
To: Diane Gibson Smith
Subject: VA2014077515 DOL 03/31/2014 Total Loss

Hi Diane,

PDA has inspected the above vehicle and has deemed it to be a total loss.

We are prepared to offer you ACV (actual cash value) of the vehicle * \$5694.83 less the city's elected \$1000 collision deductible = \$4694.83.

If you wish to retain the vehicle for **PARTS ONLY**, we will deduct an additional \$569.00, for salvage, from the ACV; therefore a check in the amount of \$4125.83 will be issued.

Whichever offer is accepted, please sign the Original Title on the front, lower left-hand corner where it is printed Signature of Seller or Seller Signature. The vehicle's Original Title then needs to be sent to my attention.

Please let me know which offer you decide on. If you would like us to retain salvage, please let us know the location of the vehicle and the contact person so that we may pick it up.

Please note: The vehicle cannot be placed on the road or registrar. Do not coordinate any sales with the total loss vehicle. It is very important that the vehicle stay in your possession until a Certificate of Destruction is obtained and forward to your attention, as required by Florida State Law.

Please let me know if you have any questions.

Tara Bonilla, AINS, AIC
Claims Representative I
TBonilla@flcities.com
Direct Phone: 407.367.1761
Fax: 800.707.7656
PO Box 538135
Orlando, FL 32853
www.flcities.com

Date: 4/ 2/2014 03:40 PM
 Estimate ID: 8544040002
 Estimate Version: 0
 Committed
 Profile ID: * ORLANDO DOMESTIC

TOTAL LOSS

Property Damage Appraisers 1

PO BOX 6387, SPRINGHILL, FL 34611
 (352) 683-9669
 Fax: (352) 683-9096
 Email: PDABROOKSVILLE@PDAORG.NET

*****NOTICE*****

**
 THIS IS NOT AN AUTHORIZATION TO REPAIR. ALL COSTS OF REPAIRS ARE THE SOLE RESPONSIBILITY OF THE VEHICLE OWNER, WHO ULTIMATELY MUST AUTHORIZE ALL REPAIRS. NO SUPPLEMENTS WILL BE HONORED WITHOUT THE PRIOR INSPECTION BY PROPERTY DAMAGE APPRAISERS AND ALL INVOICES FOR COMPLETE REPAIRS MUST BE AVAILABLE AT TIME OF INSPECTION.

 ALL COMPLETED APPRAISALS AND SUPPLEMENTS ARE SUBJECT TO INSURANCE COMPANY REVIEW AND APPROVAL PRIOR TO THE COMPANY ACCEPTING THE APPRAISAL AS A REPAIR AGREEMENT.

 DEDUCTIBLES ARE NOT ADDRESSED OR INCLUDED WITHIN THIS APPRAISAL. THE REPAIRER SHOULD CHECK TO SEE IF THE DEDUCTIBLE IS APPLICABLE TO THE LOSS AND, IF SO, COLLECT IT FROM THE VEHICLE OWNER PRIOR TO THE RELEASE OF THE REPAIRED VEHICLE.

Damage Assessed By: Thomas Carter

Appraised For: Tara Bonilla
 (800) 756-3042

Condition Code: Good
 Date of Loss: 3/31/2014
 Contact Date: 4/ 1/2014
 Deductible: 1,000.00
 File Number: 8544040002
 Claim Number: VA2014077515

Type of Loss: Collision
 Accident Date: 3/31/2014

Insured: CITY OF WILDWOOD
 Owner: CITY OF WILDWOOD
 Address: 100 N MAIN ST, WILDWOOD, FL 34785
 Telephone: Work Phone: (352) 330-1340

Mitchell Service: 915495

Description: 2006 Chevrolet Pickup Silverado C1500 W/T
 Body Style: 2D Pkup 6' Bed 119" WB
 VIN: 3GCEC14Z56G163954
 Mileage: 154,014
 OEM/ALT: A
 Color: WHITE
 Options: PASSENGER AIRBAG, DRIVER AIRBAG, POWER STEERING, MANUAL AIR CONDITION TILT STEERING COLUMN, ANTI-LOCK BRAKE SYS., FRONT AIR DAM, TINTED GLASS ANTI-THEFT SYSTEM, AUTOMATIC HEADLIGHTS, DAYTIME RUNNING LIGHTS FRONT SPLIT BENCH SEAT, INTERIOR AIR FILTER
 Drive Train: 5.3L Inj 8 Cyl 2WD
 License: 62027 FL
 Search Code: 716

Line Item	Entry Number	Labor Type	Operation	Line Item Description	Part Type/ Part Number	Dollar Amount	Labor Units
1	300304	BDY	REMOVE/REPLACE	R Replace Bed Side Panel	Qual Recycled Part	550.00 *	2.0 #
2	AUTO	REF	REFINISH	R Bed Side Panel			C 4.5
3				Line Markup %20.00			
4				*** END OF ATG SECTION ***			
5	500358	FRM	REMOVE/REPLACE	Frame Assembly -F	Qual Recycled Part	930.00 *	25.1

ESTIMATE RECALL NUMBER: 04/02/2014 15:40:57 8544040002
 Mitchell Data Version: OEM: MAR_14_V
 MAPP: MAR_14_V

Software Version: 7.1.163

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 All Rights Reserved

Date: 4/ 2/2014 03:40 PM
 Estimate ID: 8544040002
 Estimate Version: 0
 Committed
 Profile ID: * ORLANDO DOMESTIC

6				Line Markup %20.00			186.00	
7	501066	BDY	REMOVE/REPLACE	Cab Floor Pan	25910526	GM PART	642.00	16.5 #
8	AUTO	REF	REFINISH	Floor Panel				1.6
9	501073	BDY	REMOVE/REPLACE	R Cab Door Opening Frame		Qual Recycled Part	250.00	* 14.0 #
10	AUTO	REF	REFINISH	R Door Opening Panel Complete				C 3.0
11				Explanation Request				
12				Line Markup %20.00			50.00	
13	501275	BDY	REMOVE/REPLACE	R Frt Door Shell		Qual Recycled Part	330.00	* 4.7 #
14	AUTO	REF	REFINISH	R Frt Door Outside				C 2.6
15	AUTO	REF	REFINISH	R Frt Add For Jambs & Interior				C 1.0
16				Line Markup %20.00			66.00	
17	501497	BDY	REMOVE/INSTALL	Bed Assembly				INC
18	AUTO	REF	ADD'L OPR	Clear Coat				2.9
19	AUTO		ADD'L COST	Paint/Materials			374.40	*

* - Judgment Item
 # - Labor Note Applies
 C - Included in Clear Coat Calc

Recycler Information Section:

LKQ - Crystal River
 4950 W. Norvell Bryant Hwy
 Crystal River FL 34423
 800-541-3011;352-746-4728

1	2006 Chevrolet	1500 Silverado	RIGHT QUARTER PANEL	C28092	VA	550.00
	Description: RH,WHT,4DR,					
13	2006 Chevrolet	1500 Silverado	RIGHT FRONT DOOR	C17072	VA	330.00
	Description: RH,5P2,					

LKQ - Melbourne
 7298 Waelti Dr.
 Melbourne FL 32940
 800-242-7288;877-214-7467

5	2006 Chevrolet	1500 Silverado	FRAME ASSY	\$BM358	VA	930.00
	Description: 4X2, CREW CAB, 8 LUG WHL (153 WB),BARE,					

Disclaimer: The price indications on recycled parts are real or composite values, based on the pricing option selected with QRP. Prices are the latest available at time of inventory download and are subject to change and availability.
 To determine actual repairer net or wholesale price, call the automotive recycler of your choice.
 Certain parts located for this quote are interchangeable but are not an exact match. Call the automotive recycler of your choice.

Remarks

PLEASE SEE ATTACHED CONDITION REPORT.

ESTIMATE RECALL NUMBER: 04/02/2014 15:40:57 8544040002

Mitchell Data Version: OEM: MAR_14_V

Software Version: MAPP:MAR_14_V

7.1.163

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Date: 4/ 2/2014 03:40 PM
 Estimate ID: 8544040002
 Estimate Version: 0
 Committed
 Profile ID: * ORLANDO DOMESTIC

Estimate Totals

						II. Part Replacement Summary		Amount
I. Labor Subtotals	Units	Rate	Add'l Labor Amount	Sublet Amount	Totals			
Body	37.2	42.00	0.00	0.00	1,562.40	T	Taxable Parts	2,702.00
Refinish	15.6	42.00	0.00	0.00	655.20	T	Parts Adjustments	347.80
Frame	25.1	42.00	0.00	0.00	1,054.20	T	Total Replacement Parts Amount	3,049.80
Taxable Labor					3,271.80			
Labor Summary	77.9				3,271.80			
						IV. Adjustments	Amount	
III. Additional Costs					Amount			
Taxable Costs					374.40		Insurance Deductible	1,000.00-
Total Additional Costs					374.40		Customer Responsibility	1,000.00-
Paint Material Method: Rates Init Rate = 24.00 , Init Max Hours = 99.9, Addl Rate = 0.00								
						I. Total Labor:		3,271.80
						II. Total Replacement Parts:		3,049.80
						III. Total Additional Costs:		374.40
						Gross Total:		6,696.00
						IV. Total Adjustments:		1,000.00-
						Net Total:		5,696.00
								TOTAL LOSS

Point(s) of Impact

3 Right Side (P)

Insurance Co: FLORIDA LEAGUE OF CITIES
 Address: 125 E COLONIAL DR
 ORLANDO, FL 32853
 Work Phone: (800) 756-3042

Inspection Site: CITY MAINTANCE
 WILDWOOD, FL
 Inspection Date: 4/ 2/2014

Body Shop: total loss

 FAILURE TO USE THE INSURANCE PROCEEDS IN ACCORDANCE WITH THE SECURITY AGREEMENT, IF ANY, COULD BE A VIOLATION OF § 812.014, FLORIDA STATUTES.
 IF YOU HAVE ANY QUESTIONS, CONTACT YOUR LENDING INSTITUTION.
 "ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING AND FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THIRD DEGREE." THIS PARAGRAPH SHALL NOT APPLY TO REINSURANCE CONTRACTS, REINSURANCE AGREEMENTS, OR REINSURANCE CLAIMS TRANSACTIONS.

ESTIMATE RECALL NUMBER: 04/02/2014 15:40:57 8544040002

Mitchell Data Version: OEM: MAR_14_V

Software Version: MAPP:MAR_14_V 7.1.163

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Salvage Bids:

Company	Contact	Phone Number	Amount
PASCO AUTO PARTS	VINNY	(800) 548-1111	\$0.00
BUDGET AUTO PARTS	BILL	(407) 656-4707	\$0.00
GREENSTAR	SAM	(407) 531-7827	\$0.00

Market Survey / Dealer Quotes:

Company	Contact	Phone Number	Amount
LUTTRULL-MCNATT	SALES	(888) 350-5315	\$5,995.00
D'ARCY HYUNDAI	SALES	(888) 846-5071	\$6,025.00
GODARD AUTO SALES	SALES	(866) 619-7063	\$6,099.00

Book Calculations:

Option Description	NADA Amount	NADA Amount
Base Book	\$8,775.00	\$6,375.00
Mileage	(\$1,925.00)	(\$1,925.00)
Air Conditioning	\$0.00	\$0.00
Power Windows	(\$150.00)	(\$150.00)
Power Brakes	\$0.00	\$0.00
Cruise Control	(\$150.00)	(\$150.00)
AM/FM Stereo	\$0.00	\$0.00
Automatic Transmission	\$0.00	\$0.00
Totals	\$6,550.00	\$4,150.00

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Security Card entry

REQUESTED ACTION: Surplus Vehicles and donate to S.C.I.

Work Session (Report Only)
 Regular Meeting

DATE OF MEETING: 04/14/2014
 Special Meeting

CONTRACT:

N/A
Effective Date: _____
Managing Division / Dept: _____

Vendor/Entity: _____
Termination Date: _____

BUDGET IMPACT: \$4,690.00 (Donated funds)

Annual
 Capital
 N/A

FUNDING SOURCE:

ADT Donation

EXPENDITURE ACCOUNT:

HISTORY/FACTS/ISSUES:

Mayor and Commission,

In 2013 ADT security donated \$5,000.00 to the Wildwood Police Department in honor of our efforts in the apprehension of a suspect. I'm requested to spend those funds on the Police Department Security, being the entry into the police department. We are requesting to change to a security card system; this will allow for better security in the building and enable us to deactivate a card if the employee fails to return it upon departure from the agency. It will also prevent the security code to the building from public knowledge. I received two local quotes; I recommend the lowest quote being Security Solutions of Central Florida.

Security Solutions of Central Florida \$4,690.00
Galaxy Home Solutions \$5,590.00

E.W. Reeser, Chief 

Security Solutions of Central Florida
 9266 CR 205
 Wildwood, FL 34785
 352-303-8313
 sscf@cfi.fl.com
 FL Lic# ET11000970

Estimate

Date	Estimate #
4/1/2014	555

Name / Address
Wildwood Police Dept.

Description	Qty	Rate	Total
Parts and Labor to install an IEI Max3 Access Control system at Police Dept. Price includes; IEI Control System Panel , located inside PD near existing computer, with PC software. PC connection module-USB to Serial Electronic Lock power supply 3 ProxPad Keypads (card and code), Two located at back door, one at front door. Outside keypad will be Exterior rated. Door bypass switch for front/back door, located in dispatch area 100 IEI Prox Cards All wiring, connectors, fasteners. All labor & programming Existing electronic locks will be used.		4,690.00	4,690.00T

To Accept proposal and proceed, please sign below and return.

Subtotal \$4,690.00

Sales Tax (0.0%) \$0.00

Total \$4,690.00

Proposal Approved- Signature _____

Galaxy Home Solutions, Inc.

347 S. Main St.
 Wildwood, Fl. 34785
 www.GalaxyHomeSolutions.com
 352-748-4868

Estimate



Number: E4074

Date: March 28, 2014

Ship To:

Captain vaentino
 Wildwood Police Dept

Captain Valentino
 Wildwood Police Dept

PO Number	Terms	Sales Rep
Service	CCOD	Darrell

Description	Quantity	Price	Amount
Furnish, Install & Program Card Reader / Keypad Entry / Exit System for Wildwood Pollice Station as requested Entry / Exit System is designed to use existing Electric Door Lock Mechanisms. South / Rear Entry to be equipped with Weather Resistant Keypad / Card Reader on Outside, and Indoor Rated Keypad / Cardreader for inside use. North / Front Entry to be equipped with Indoor Rated Keypad / Card Reader for Inside use. Control Cabinet with Electronics Package to be installed as located by Wildwood Police personell Programming Software to be installed on existing computer selected by Wildwood Police personell System will have Remote Bypass Buttons installed at the Dispatch Desk for seperate operation of either door System will be delivered and installed with 100 blank Cards as requested.	1.00	5,590.00	5,590.00
Total			\$5,590.00

**CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: Relocation of Public Works

REQUESTED ACTION: Board Option

Work Session (Report Only)
 Regular Meeting

DATE OF MEETING: April 14, 2014
 Special Meeting

CONTRACT: N/A

Effective Date: _____
Managing Division / Dept: _____

Vendor/Entity: _____
Termination Date: _____

BUDGET IMPACT: No impact to the 2013-2014 Budget

Annual
 Capital
 N/A

FUNDING SOURCE: N/A
EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

In reference to the memo on March 14, 2014, I would like to discuss about the possibility of Public Works being relocated to the Palmer Street Building.
Staff recommends approval.

CITY OF WILDWOOD
PUBLIC WORKS

MEMO



TO: City Manager
Mayor
City Commissioners

DATE: March 12, 2014

FROM: Gene Kornegay 

RE: Relocating Public Works

The Public Works Department seems to have outgrown our facility. This building was originally built as a fire department, of which, it has no break room, locker room, and only one bathroom. It has one small office which is shared by three people. This sometimes makes it difficult to hold meeting or to have a one on one meeting without having to ask someone to step outside.

We share this building with the Fleet Services Department and they are in need of more room for their department growth.

I would like to relocate the Public Works Department to the Old Library on Palmer Street. This building would be a lot better than what we currently have. Since this building is currently being used for storage and would make us have a better working environment.

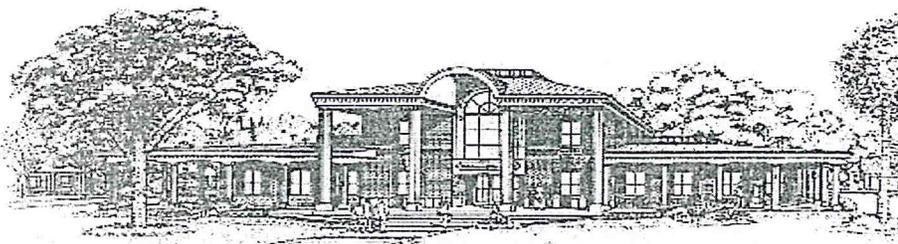
I would also like to see if we could close Palmer Street. The road was mainly used for buses to service the old elementary school on Warfield Avenue, which has been closed by the County. There are no homes on Palmer Street that would be affected by the closing.

If the Commission approves this change there would be some expense in making the move such as, fencing, lighting, erecting a metal building for equipment, etc.

410 Grey Street Wildwood Florida 34785
Phone: 352-330-1343

Fax: 352-330-1353

City of
Wildwood,
Florida



APPLICATION
FOR TUITION REIMBURSEMENT

Employee Name David Clarkson Date March 10, 2014

Mailing Address [Redacted]
Street City State Zip

Phone Number [Redacted] Cell Number [Redacted]

Department Police Department Position Corporal

Date of Hire April 11, 2005

School Name Ashworth College

Address 6625 The Coroners Parkway, Suite 500 Norcross, GA 30092
Street City State Zip

Phone Number (770) 729 - 8400 Website WWW.ashworthcollege.edu

Date Class Begin Upon approval Degree (AA) (AS) (BA) (BS)

Attached you will find a copy of the applicable Personnel Policies and Procedures Section regarding Tuition Reimbursement. Please retain for your records.

Please sign and return this Application, the Repayment Agreement and attach a copy of the Degree course requirements, including credit hours and the cost associated with such course to your Department Head.

[Signature] C-14 3/10/14
Employee Signature Date

[Signature] 4/1/14
Department Head Signature Date

____ Approved to forward to Commission

____ Not Approved

[Signature] 4/1/14
City/Manager Signature Date

I hereby certify the approval of this Application by the City Commission this _____ day of _____, 2014.

City Clerk Date

CITY OF WILDWOOD
TUITION and REPAYMENT AGREEMENT

In accordance with the Personnel Policies & Procedures of the City of Wildwood, Florida, and by application I hereby request approval for the City to pay the tuition for the Degree course work as outlined on the attached.

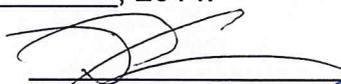
I agree if I do not successfully complete the approved course(s) with a minimum grade of "C" for undergraduate (AA, AS, BA, BS) work or where neither a letter grade nor satisfactory are used, grade of Pass must be achieved. I understand that copies of grades must be submitted to Human Resources within two (2) weeks of completion of the course(s) and before further payments by the City are made. In the event that the expected prescribed grade is not achieved, the course(s) taken immediately following will not be eligible for reimbursement by the City.

I understand that all monies paid by the City are taxable, and payments by the City will be made directly to the school where applicable.

I agree to continue in employment with the City of Wildwood for one (1) year following completion of schooling paid by the City.

I further agree that if employment with the City of Wildwood does not continue for one (1) year following completion of schooling paid for by the City, I will be required to repay the City for the cost incurred on my behalf; the City may withhold funds from my final paycheck for the amount owed if I have not repaid the City at that time.

Singed this 10th day of March, 2014.

	<u>C14</u>	<u>3/10/14</u>
Employee Signature		Date
		<u>4/1/14</u>
City Manager		Date
_____ City Clerk		_____ Date

**ASSOCIATE OF APPLIED SCIENCE IN CRIMINAL JUSTICE****Program Description**

The Associate of Applied Science in Criminal Justice program is designed for students seeking to acquire a concentration of criminal justice knowledge. Students will acquire insights into the fundamental principles of criminal law, policing, investigation, the penal system, juvenile justice, and domestic violence. This program also covers criminal procedure, the Constitution, private security, ethics in criminal justice, special issues in incarceration, parole and probation, and report writing.

Program Objectives

1. Discuss how laws are created, the history of law enforcement, the court system, and the changing philosophies of the American correctional system.
2. Analyze how various methods, people, and theories have helped to explain the relationship between biology and behavior.
3. Use critical thinking, creative and logical analysis, strategies, techniques, and the application of theory to solve complex problems related to police officer responsibilities.
4. Identify and analyze the pertinent concepts and theories of law, ethical issues that arise, and the principles of legal reasoning.
5. Demonstrate a foundation of business knowledge related to business ownership, marketing, risk management, and social responsibility.
6. Understand, plan, and manage financial affairs by organizing and interpreting financial information to meet goals.
7. Demonstrate a foundation of computer and information systems knowledge, technical skills, and a basic understanding of computer applications.
8. Apply fundamental processes, theories, and methods to business communication in the workplace and the overall writing initiative.
9. Identify and apply fundamental math concepts for operations, problem solving, and statistical analysis.
10. Be prepared to enter Ashworth College's bachelor's degree programs without any additional academic preparation.



Degree Plan: AAS Criminal Justice

Course #	Course Title	Credits	Core	General Ed	Elective
Semester 1					
C01	Introduction to Business	3	3	0	0
J01	Introduction to Criminal Justice	3	3	0	0
C08	American Government	3	0	3	0
J02	Criminal Law	3	3	0	0
C02	Business English	3	0	3	0
	Semester Credits	15	9	6	0
Semester 2					
J03	Criminal Procedure	3	3	0	0
C07	Personal Finance	3	3	0	0
J04	Policing	3	3	0	0
C12	Business Law	3	3	0	0
C05	Business Communication	3	0	3	0
	Semester Credits	15	12	3	0
Semester 3					
C04	Introduction to Psychology	3	0	3	0
J05	Corrections	3	3	0	0
J06	Ethics in Criminal Justice	3	3	0	0
C17	College Mathematics	3	0	3	0
J07	Private Security	3	3	0	0
	Semester Credits	15	9	6	0
Semester 4					
C10	Introduction to Computers	3	0	3	0
J08	Domestic Violence	3	3	0	0
J09	Juvenile Justice	3	3	0	0
J10	Criminal Investigation	3	3	0	0
J11	Report Writing	3	3	0	0
	Semester Credits	15	12	3	0
	Total Credits Required	60	42	18	0



Contact Information

The following information may be used to contact Ashworth College. Students should provide their name and student number on all communications with Ashworth staff.

Mailing Address:
Ashworth College
6625 The Corners Parkway, Suite 500
Norcross, GA 30092

Ashworth College Web Site: www.ashworthcollege.edu
Community Web site: www.students.AshworthCollege.edu
Student Portal: www.students.AshworthCollege.edu
Student Services E-mail: education@ashworthcollege.edu

Registrar's Office:

E-mail: registrar@ashworthcollege.edu
Fax (for forms, etc.): 770-417-3030
Fax (for transcripts): 770-729-8578

Course Assistance:

Tutor Assistance: Academic Advisors
800.224.7234 or Tutor@AshworthCollege.edu

Course Faculty: Each course syllabus provides information on contacting the faculty and the Academic Advisor support team. When students have program or course specific questions, they should first review their program or course syllabus to identify their team and contact information.

Ashworth Classmates: Visit the Student Community to find discussion forums and study groups related to various courses and careers.



Accreditation and State Licensing

National Accreditation

Ashworth College is nationally accredited by the Distance Education and Training Council.

The Accrediting Commission of the Distance Education and Training Council is listed by the U.S. Department of Education as a nationally recognized accrediting agency.

The Distance Education and Training Council is a recognized member of the Council for Higher Education Accreditation.

Distance Education and Training Council
1601 18th Street, NW
Washington, DC 20009-2529
202-234-5100
202-332-1386 (Fax)
www.detc.org

State Licensing

Ashworth College is authorized by the State of Georgia Nonpublic Postsecondary Education Commission to offer instruction in career programs, and associate, bachelor's, and master's degree programs.

State of Georgia Nonpublic Postsecondary Education Commission
2082 East Exchange Place, Suite 220
Tucker, Georgia 30084-5305
770-414-3300
770-414-3309 (Fax)
www.gnpec.org

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Update on Development Projects

REQUESTED ACTION: Informational Update.

Work Session (Report Only) **DATE OF MEETING:** 4/14/2014
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT: _____

Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The following items are presented to give the Commission an update on the status of development within the City of Wildwood, from January 2013 to the present.

Active Projects

Developments of Regional Impact (DRIs)

1. Landstone – City adopted Development Order and Proportionate Share Agreement on October 30, 2008. (O586) DRI extended through 1/22/2021 for commencement; build-out 11/21/2035. (See also planned developments, below). Construction has not commenced, pending utility agreements.
2. Wildwood Springs – City adopted Development Order and Proportionate Share Agreement on October 30, 2008. (O546) DRI extended through 2021 for Phase 1, 2026 for Phase 2, and 2031 for Phase 3. Compliance (build-out) to take place on or before 10/30/2036. (See also planned developments, below). Construction has not commenced.
3. Southern Oaks – City adopted Development Order and Proportionate Share Agreement on 2/27/12 (O2012-01) to expire on February 27, 2017.

Planned Developments

1. Landstone – City adopted Development Order and Proportionate Share Agreement on DRI extended through 1/22/2021 for commencement; build-out 11/21/2035. Construction has not commenced, pending utility agreements.

2. Wildwood Springs (O2011-18) Extension approved at the January 9, 2012 City Commission Meeting. Expiration extended from December 17, 2012 to October 11, 2022. Construction has not commenced. (See DRI Wildwood Springs)
4. Lakeside Landings (O2009-17) – Under construction. Site plans continue to be submitted for individual home sites.
5. Novillo Mixed Use PD (O2014-13) Scheduled to go to Commission April 14, 2014.
6. O'Dell PD (Ordinance #621, O2014-22) - Pending extension (through March 2013) by the City Commission at this meeting.
7. Oxford Crossings PD (O2010-05) – Extended until December 12, 2014 at City Commission meeting of March 11, 2013.
8. Oxford Crossings Apartments (RZ 07-05-02). Extended until February 22, 2015 at City Commission meeting of March 11, 2013.
9. Turkey Run (Ordinance # 616 and O2010-27) Under Construction. See SP 1303-06 - Providence II ALF
10. Wildwood Crossings (O2010-03) – Extended until December 12, 2014 at City Commission meeting of March 11, 2013.
30. Trailwinds (O2014-18) Was presented at P&Z on April 1st, scheduled for Commission on April 14th and public hearing on April 28th.

Site Plans

11. SP 1210-02 Alliance Coach
Extension approved on December 9, 2013 to February 24, 2014. Detail center – 2,500 sq ft & Employee Pavilion – 600 sq ft. Site plan application has been submitted for a minor revision to the approved site plan for an outdoor canopy.
12. SP 1211-02 Oxford Alf and Memory Care
Currently under construction.
13. SP 1303-05 Brownwood Antrim Dells Community Center
Currently under construction.
9. SP 1303-06 Providence II – Wildwood ALF
ALF & Memory Care 67,000 sq ft, currently under construction. (See PD Turkey Run)
14. SP 1305-02 Russell Stover Expansion
Building expansion – 10,852 sq ft, for retail candy sales. Currently under construction.
15. SP 1306-02 MSP San Pedro Altar Addition
Currently under construction.
16. SP 1307-03 Oxford Mower Shop
Building for mower repair – 2,400 sq ft, pending C/O.

17. SP 1307-05 Alden Bungalows NRC – Brownwood VOW DRI
Construction pending.
18. SP 1308-01 Community Bank and Trust Pinellas Plaza
Pending C/O.
19. SP 1309-01 Grand Traverse – Brownwood VOW DRI
Currently under construction.
20. SP 1309-02 Mission Oaks Phase II
Building for ALF – 28,855 sq ft, currently under construction.
21. SP 1309-03 Miryala Office Complex
Construction has not commenced.
22. SP 1309-06 Fort Knox Self Storage
Currently under construction.
23. SP 1310-01 Compass Storage Facility
Self storage facility – 99,832 sq ft, currently under construction.
24. SP 1310-03 MSP Park for Parkwood
Currently under construction.
25. SP 1310-04 MSP Duke Energy Metal Crane Canopy
Currently under construction.
26. SP 1311-01 VOW DRI – Brownwood Public Works Building
Currently under construction.
27. SP 1312-01 Traffic Control Products of Florida
Office and shop – 4,800 sq ft, currently under construction.
28. SP 1312-04 Clark Convenience Store VOW DRI
Currently under construction.
29. SP 1401-01 MSP Nash Modular Office
Pending plan revision.
30. SP 1401-03 PLAT – Trailwinds Improvement Plan
Scheduled to go to Commission April 28, 2014.
31. SP 1402-01 Wildwood Entertainment Park (Muddy Hammock) Bathrooms, Parcel
32. SP 1402-02 Oxford Oaks Phase 2 Improvements, Parcel
Scheduled for Commission April 14, 2014.
33. SP 1402-03 Baltic Properties Oxford Office
Scheduled for Commission April 14, 2014.
34. SP 1402-04 Antrim Dells #1 Site Plan
Block of 59 homes, currently under construction.

35. SP 1402-05 Pinellas Plaza – Bank of America
Currently under construction.

36. SP 1402-06 Harry Harmer Parcel 2 Block B
Constructing 4000 sq ft warehouse and parking area. Plan needs a Minor Site Plan (MSP) that will go to PRC April 15, 2014. This project is scheduled for P&Z Board May 6, 2014 and Commission on May 26, 2014.

37. SP 1402-07 Piedmont Goodwill Wildwood
Scheduled to for Commission on April 14, 2014.

38. SP 1403-02 Antrim Dells #2 Block of 46 home sites.
Currently under construction.

Completed Projects

Annexations

AN 1106-01 Mills Annexation (Lenity Group).

AN 1302-01 Hughes Brothers Office Annexation

AN 1302-02 Gary Williams Annexation

AN 1302-03 Villages of Legacy Park

AN 1305-01 MKK Investments Parcel

AN 1305-02 Bright Oaks Parcel

AN 1307-01 Lenard Powell Parcels

AN 1308-01 Villages Storage Facility (Compass Storage)

AN 1309-01 Piedmont Companies (Goodwill)

AN 1309-02 City JPA

AN 1310-01 Acorn 209

AN 1312-01 Hoang

AN 1312-02 Lambert

AN 1401-01 Baltic – Oxford Commercial

Comprehensive Plan Amendments

CP 1210-01 & RZ 1210-01 Oxford Cottages

CP 1210-02 & RZ 1210-02 ALF Memory Care

CP 1211-01 Village of Wildwood DRI Text Change

CP 1302-01 & RZ 1302-01 Hughes Brothers

CP 1302-02 & RZ 1302-02 Williams Portion of

CP 1302-03 & RZ 1302-03 Villages of Legacy Park North 100' of Parcel D30=003

CP 1305-01 & RZ 1305-01 MKK Investments

CP 1307-01 & RZ 1307-01 Lenard Powell

CP 1307-02 & RZ 1307-02 Bright Oaks

CP 1307-03 & RZ 1307-03 Mills Parcel

CP 1308-01 & RZ 1308-01 Villages Storage Facility

CP 1308-02 & RZ 1308-03 Hooper

CP 1309-01 & RZ 1309-01 Piedmont Properties

CP 1310-01 Beaumont, Paxton, Stokes

CP 1310-02 & RZ 1310-02 Trailwinds Village

CP 1311-01 & RZ 1311-01 Acorn

CP 1312-01 & RZ 1312-01 Markley

CP 1312-02 & RZ 1312-02 Hoang

CP 1312-03 & RZ 1312-05 Lambert

CP 1401-01 Baltic – Oxford Commercial Office

Rezoning/ Planned Developments

RZ 1306-01 Wildwood Entertainment Park (Muddy Hammock)

RZ 1308-02 Wildwood Country Resort

RZ 1402-01 Wildwood Entertainment Park Modification (Muddy Hammock)

RZ 1212-01 Lakeside Landings PD Modification

RZ 1108-01 Landstone

RZ 1305-02 Oxford Oaks PD

RZ 1307-04 Parkwood PD Modification

RZ 1310-02 Tradewinds Village

RZ 1310-01 Triumph South PD Modification

RZ 1007-03 Turkey Run See SP 1103-03 - Providence ILF

RZ 1306-01 Wildwood Entertainment Park (Muddy Hammock)

RZ 1302-04 Quadventure PD Extension (Expired)

RZ 1402-01 Wildwood Entertainment Park PD Extention (Muddy Hammock)

Developments of Regional Impact (DRIs)

Pinellas Healthcare Center – Villages DRI

Pinellas Shopping Center – Villages DRI

Villages DRI – Citizens First Bank

Site Plans

SP 1103-03 Providence Independent Living at Turkey Run (191 Suites, 3 floors, 270,999 sq. ft. total)
Groundbreaking ceremony held May 1, 2012.

SP 1105-03 Brownwood – The Villages of Lake Sumter, Inc.
Phase I, approved for ten initial buildings (134,025 sq. ft.) plus a golf cart store in a subsequent filing (6,256 sq. ft.)

SP 1206-02 Harry Harmer Lot 2 Block B

SP 1206-03 City of Wildwood Wastewater Treatment (Temp Office)

SP 1209-01 Brownwood Phase 2

SP 1210-01 Plat – Trailwinds Words Preliminary
Withdrawn, submitted with Improvement plans, see SP 1212-02 and SP 1401-03.

SP 1210-03 Lamars Bus Facility Site plan has expired, no construction on site.

SP 1211-01 Oxford Greens Plat

SP 1211-03 MSP Pepper Tree Retaining Wall

SP 1212-01 Villages DRI – Pinellas Healthcare Center, see DRI

SP 1212-02 Trailwinds Word Improvement Plat, see SP 1401-03.

SP 1212-03 Kangaroo Express Store #1433

- SP 1212-04 Villages DRI – Pinellas Shopping Center, see DRI
- SP 1212-05 Brownwood MVP Fitness Center (Reyes Cigar Factory Building)
- SP 1301-01 Villages DRI – Citizens First Bank, see DRI
- SP 1301-02 PLAT – Windward at Lakeside Landings
- SP 1301-03 Harry Harmer Lot 4 Block A
- SP 1302-01 Final Plat – Oxford Greens
- SP 1302-02 MSP Waffle House- utilities only.
- SP 1302-03 PLAT – Villages of Legacy Park
- SP 1303-01 Sumter County North Annex Building
- SP 1303-03 PLAT Final Windward at Lakeside Landings
- SP 1303-04 PLAT Brownwood – Antrim Dells Improvement Plan
- SP 1304-01 Mass Grading – Wildwood Crossings, see SP 1403-01.
- SP 1304-02 Walgreens at Pinellas Plaza Villages
- SP 1304-03 Mass Grading – Oxford Oaks
- SP 1305-01 Hughes Brothers Construction
- SP 1306-01 Wildwood Entertainment Park
- SP 1306-03 PLAT – Pepper Tree Villages Improvement Plans, Phase I of new development.
- SP 1306-04 Final Plat – Brownwood Downtown
- SP 1307-01 Brownwood – Thompson Building
- SP 1307-02 PLAT Oxford Oaks Improvement, An additional 21 homes were added to the original 247 homes for a total of 268 homes
- SP 1307-04 PLAT – Alden Bungalows Brownwood
- SP 1309-04 Brownwood Blvd VOW DRI, see DRI
- SP 1309-05 MSP Storage Building @ Stewood
- SP 1310-02 Final Plat – Antrim Dells VOW DRI
- SP 1312-02 PLAT – Triumph South Improvement Plan, 94 Single Family Homes

SP 1312-03 Final Plat – VOW DRI Alden Bungalows, see DRI

SP 1312-05 MSP & Tree – Pepper Tree

SP 1401-02 MSP Wildwood Entertainment Park

SP 1403-01 Wildwood Crossings, Mass grading for future development.

If you have questions regarding any of these items, please contact me.

A handwritten signature in black ink that reads "Melanie S. Peavy". The signature is written in a cursive, flowing style.

Melanie Peavy
Development Services Director

